



# THE OLD STABLES

WHITCHURCH HILL ♦ OXFORDSHIRE

**Warmingham**  
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Pangbourne on Thames 2 miles (London Paddington within the hour) ♦ Reading 10 miles (London Paddington 27 minutes)

♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 11 miles ♦

Newbury 15 miles ♦ Oxford 17 miles

(Distances and times approximate)

A charming detached 2 bedroom stable conversion in an idyllic semi-rural setting in a quiet tucked away spot in the charming village of Whitchurch Hill.

In a Courtyard setting and within Close Distance Of The River Thames, Extensive Amenities, Outstanding Schooling, & Mainline Railway Station To London Paddington In Well Under The Hour. The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

♦ Quintessential English Village Setting Within Close Walking Or Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Lovely Stable Conversion Of Approximately 1722 Sq Ft In Total

♦ Hallway

♦ Sitting Room

♦ Dining Room

♦ Kitchen Breakfast Room

♦ Main Bedroom with Ensuite Shower Room

♦ Double Bedroom

♦ Family Bathroom

♦ Single Garage

♦ Courtyard Garden



## SITUATION

Whitchurch Hill is a quiet, hilltop village lying some 450' above sea level on the edge of the Chilterns Escarpment close to the Thames Valley, approximately 2 miles from Pangbourne on Thames with surrounding countryside designated an area of 'Outstanding Natural Beauty'.

Traditionally timbered and thatched cottages overlook the village green and parish church of St Johns and there are many other period properties reflecting the differing architectural styles through the ages, which essentially form the character and history of this unspoilt rural community historically based on agriculture and farming.

At the bottom of the hill is the separate village of Whitchurch on Thames lying opposite to the village of Pangbourne on the Berkshire side of the river, and home to a well revered and outstanding primary school. Pangbourne offers excellent shopping facilities as well as a wide range of amenities including a mainline railway station which has excellent commuter services to Reading and up to London (Paddington) in under the hour. There is a regular daily bus service to Reading via Pangbourne from Woodcote with good road communications, particularly for Reading and the M4 motorway.

In addition to having well revered and 'outstanding' local state primary school in Whitchurch on Thames and secondary schooling in nearby Woodcote, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne

College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, St Helen & St Katharine, Radley College and The European School at Culham.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

Crossrail (Elizabeth Line) services have commenced from Reading which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

### PROPERTY DESCRIPTION

A truly charming stable conversion with pretty brick and flint design in an idyllic semi-rural setting. Entrance is into a generous hallway with 2 cupboards and study area. The sitting room has a pretty bay window overlooking the courtyard, plus fireplace. There is a separate dining room leading into the kitchen breakfast room with stable door.

The main bedroom has an ensuite shower room plus built in wardrobes and there is a further double bedroom plus family bathroom.

### OUTSIDE

The property is approached off a private lane and the gated entrance brings you into the courtyard with parking in front of the garage, under the pergola. The garage has an electric roller door, plus side door and there is an adjoining wood store. The part-walled paved courtyard offers a private, tranquil space facing south with opportunities for al fresco dining.

Delightful and offering a private haven, the property must be viewed to be fully appreciated.

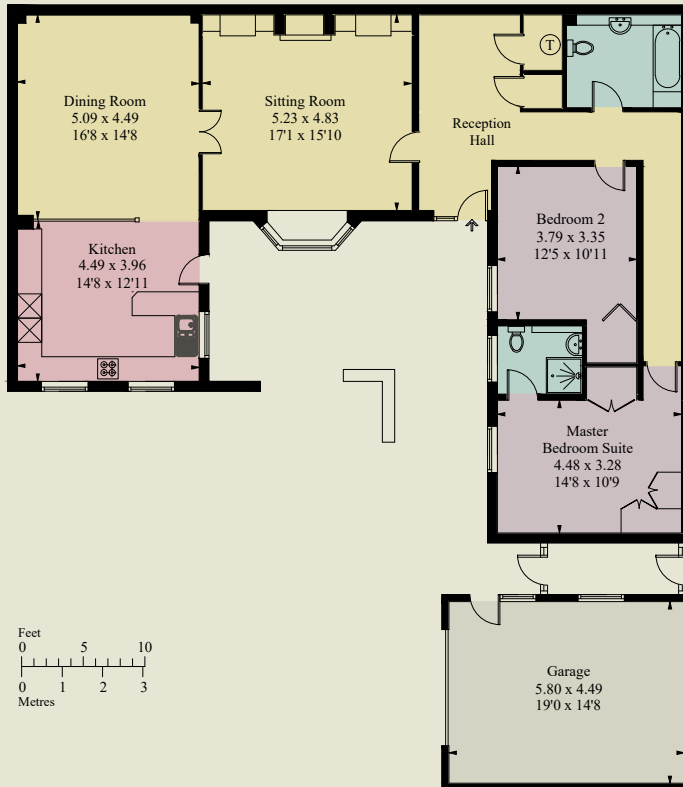


## The Old Stables, Butlers Farm, Whitchurch Hill, Oxfordshire, RG8 7PN

Approximate Gross Internal Area = 134 sq m / 1442 sq ft

Garage = 26 sq m / 279 sq ft

Total = 160 sq m / 1722 sq ft



CREATESPACE DESIGN ref 351

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

### GENERAL INFORMATION

**Services:** Main's water, electricity, and gas are connected to the property. Central heating and hot water from gas fired boiler.

**Council Tax:** E

**Energy Performance Rating:** 42 | E

**Postcode:** RG8 7PN

**Local Authority:** South Oxfordshire District Council

Telephone: 01491 823000

### VIEWING

Strictly by prior appointment through Warmingham & Co

### DIRECTIONS

From Warmingham offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the Rail Bridge junction turn right and then next left into Reading Road by the Queens Arms. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching the crossroads at Crays Pond, turn right for Whitchurch and Pangbourne. In approximately 2 miles upon reaching Whitchurch Hill, just after the village church and village hall, take the left turn by the village green, and then left again, heading onto the Goring Heath Road. In about 70 metres, turn right down a private minor road and The Old Stables will be found on your right.

### DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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