



THE OLD PARSONAGE

WHITCHURCH HILL ♦ OXFORDSHIRE

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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)

Occupying a most attractive location in the historic central part of this idyllic semi rural village on the Chilterns Escarpment just 2 miles from the Thames at Pangbourne. The Old Parsonage is an important detached residence dating from 1906 and amply reflecting the finer characteristics of the Edwardian era. Set in delightful lawned gardens and grounds of almost 2/3 of an acre.

- ♦ In an exclusive position and private setting in this quintessential English village and close to scenic countryside and easily accessible for a good range of local amenities and mainline station just a five minute drive
- ♦ 3 Further Double Bedrooms
- ♦ Family Bathroom

- ♦ Entrance Lobby
- ♦ Reception Hall
- ♦ Family Room
- ♦ Sitting Room
- ♦ Dining Room
- ♦ Cloakroom
- ♦ Kitchen/Breakfast Room
- ♦ Utility Room with Larder

- ♦ First Floor
- ♦ Main Bedroom with Built In Wardrobes and En-Suite Bathroom

- ♦ Second Floor
- ♦ 2 Double Bedrooms
- ♦ Shower Room

- ♦ Driveway

- ♦ Detached Triple Garage & Separate Single Garage

- ♦ 3 Outbuildings

- ♦ Mature Gardens & Grounds of 0.64 of an Acre



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, Moultsford 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

The Old Parsonage originates from the Edwardian era and is a prominent property sitting behind the village green. With cream rendered elevations under a tiled roof, the main house has many original character features and room proportions carefully retained and thus continuing to reflect the period integrity and symmetry of the building notably with tall sash windows, high ceilings, picture rails and the original staff "bell" system.

The properties style and quality is evident throughout, offering 4 reception rooms, 6 bedrooms and 3 bathrooms accommodation all of generous sizes on 3 floors.

Its overall design and stature, alongside its stunning gardens which truly enhance the whole property should be viewed to fully appreciate its great many assets afforded.

OUTSIDE

The property has a mature hedged frontage and gates leading into the sweeping driveway which extends to the back with further parking, plus garaging area.

The gardens extend mainly to the side and rear with many mature trees and shrubs amongst the large lawned area with pretty borders. There is also a quiet sitting area as well as vegetable patch. The triple garaging is towards the rear boundary and there is a septate single garage towards the front boundary. There are 3 outbuildings offering additional storage, with one housing the boiler and another a "gardener's lavatory".

Delightful and mature, the private gardens and grounds of almost ¼ of an acre must be viewed to be fully appreciated.



The Old Parsonage, Whitchurch Hill, Oxfordshire, RG8 7PG

Approximate Gross Internal Area = 272 sq m / 2927 sq ft
 Limited Use Area = 5 sq m / 53 sq ft Outbuildings = 66 sq m / 710 sq ft
 Total = 343 sq m / 3692 sq ft



CREATESPACE DESIGN ref 369

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: G

Energy Performance Rating: TBC

Postcode: RG8 7PG

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by 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. The Old Parsonage will be found just after the village green on the left hand side.

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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