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Glenavon
Whitchurch Hill | South Oxfordshire

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Village & Country Property Agents

Glenavon

Whitchurch Hill, South Oxfordshire RG8 7PA

Pangbourne & Station - 2 miles • Goring-on-Thames - 3.5 mile • Reading Town Centre - 8 miles
Theale (M4 - J12) - 7 miles • Central London - 52 miles
(Mileages are approximate)

An opportunity to acquire an extended detached family house requiring modernisation together with scope for further extension/re-development (subject to usual consents), enjoying a delightful rectangular plot of approx. one acre within cherished hilltop hamlet at the southern edge of the Chiltern Hills only two miles from Pangbourne with mainline station.

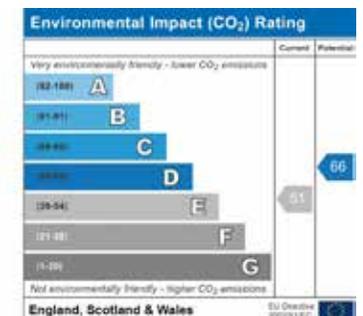
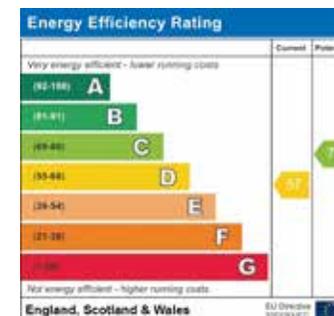


Whitchurch Hill

A favoured hamlet comprising an interesting variety of both modern and period properties overlooking the village green and St John's Church, with the recently refurbished Sun Inn within walking distance. Pangbourne, just a couple of miles away, provides an excellent selection of local shopping, eateries, medical/dental services, hair dressers and beauticians, also social and cultural activities. South Oxfordshire is well renowned for a wide range of both state and private schooling.

Glenavon

An individual detached family house built in 1960 with later two storey rear flat roof extension. The house does require updating and stands in a fabulous plot of approx. one acre and is particularly well screened by mature hedges and trees offering a high level of privacy and due to the size of the plot the property lends itself to being further extended or redeveloped (subject of course to the usual permissions).



ENTRANCE HALL, CLOAKROOM, SITTING ROOM, DINING ROOM, STUDY, GARDEN/SUN ROOM, KITCHEN/BREAKFAST ROOM, REAR LOBBY, UTILITY ROOM, MASTER BEDROOM WITH EN-SUITE BATH/SHOWER ROOM, THREE FURTHER BEDROOMS, FAMILY SHOWER ROOM, LOFT ROOM, TWO DOUBLE GARAGES (ONE DETACHED), EXTENSIVE DRIVEWAY PARKING (TWO ENTRANCES), SUBSTANTIAL GARDENS/ GROUNDS, APPROX. ONE ACRE PLOT.

Guide Price: £1,050,000

Accommodation

As illustrated on the accompanying floorplan and featuring the following:

- Gas fired central heating
- Double glazed windows
- Kitchen/breakfast room with some built-in appliances
- Sitting room with attractive stone fireplace (open facility)
- Excellent loft/eaves storage space

Outside

Garage 1: Integral garage measuring approx. 17' x 16'1". Gas and electric meters, double glazed window, power and lighting, up and over door to front, water tap and door giving access to rear lobby.

Garage 2: Detached and measuring approx. 23'11" x 18'1". There are two up and over doors to the front, windows to either side as well as very useful attic storage over with window to front.

Gardens: The plot can be accessed by either Orchard Coombe or from the B471 road onto long driveway enabling extensive off road parking as well as access to both garages. The gardens are predominantly laid to a gently sloping lawn interspersed with various inset trees. The boundaries are particularly well screened by way of established hedges and trees, a large extent of which are evergreens and directly to the rear of the house there is a generously sized paved terrace as well as a rockery garden. Outside lighting.

Energy Performance Rating: The full results of the Energy Performance Assessment can be supplied upon request.

Services: All mains services are connected.

Local Authority: South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton, OX14 4SB. Tel: 01491 823000.

Council Tax: Payable for the year 2017/18 - £2,787.13 (Band G).

Tenure: Freehold.

Post Code: RG8 7PA

Directions: From Warmingham Ltd offices in the centre of Goring turn right and proceed up to the top of the High Street where at the railway bridge junction bear right and next left into the Reading Road. Follow this road up the hill and out of the village and on reaching Crays Pond in approximately 2 miles turn right at the crossroads for Whitchurch Hill. In a further 1¼ miles take the next left hand turning after the Hill Bottom crossroads into Orchard Coombe from which access to the driveway to Glenavon can be obtained.





OUTSIDE



Approximate Gross Internal Area
(Excl. Garages & Loft Room)

178.29 Sq.M.
1,919.09 Sq.Ft.

1ST FLOOR



Misrepresentation and Misdescriptions Acts

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