



Lerryn, Eastfield Lane, Whitchurch-on-Thames

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Lerryn, Eastfield Lane, Whitchurch-on-Thames, RG8 7EJ

An attractive and well-presented, detached four bedroom property located on a peaceful and private, no-through lane, overlooking fields, yet close to local shops and a London bound station

Whitchurch-on-Thames 0.3 mile, Pangbourne and mainline station 0.6 mile (London Paddington 45 minutes), M4 (Jct. 12) 5.6 miles, Reading 6.9 miles

Porch | Drawing room | Garden room | Kitchen/utility room | Principal bedroom with en suite shower room | 3 Further bedrooms | 2 Family bathrooms | Garden | Garden office/studio | EPC rating C

The property

Lerryn is an attractive family home, stylishly presented throughout and offering flexible accommodation, arranged over two floors with many windows providing a multitude of views and aspects. The ground floor configuration has allowed the current owners a great deal of flexibility over the past 15 years to suit various requirements whether favouring greater living space or additional bedrooms. The light-filled, enclosed entrance porch leads into a cosy drawing room with a feature fireplace and a deep bay window. What has been at times a comfortable 4th bedroom is currently set up as a formal dining room, again with a bay window. What arguably would be considered the principal bedroom is rear facing with an original fireplace and en-suite bathroom. The split-level kitchen contains a central island with sleek, modern, two tone, dark grey and white, gloss units with a stone worktop and integrated appliances. This leads to a fantastic garden

room providing space for a table and chairs as well as an informal seating area, enjoying a raised view over the rear garden with double doors leading outside. The utility room adjoins the kitchen with secondary, everyday access and finally there is a proper bathroom containing a bathtub.

Upstairs there are two double bedrooms, one with a gable end window looking out onto mature trees, both served by a bathroom with a shower.

Outside

To the front, high hedging provides good screening from the lane without negatively impacting the raised views from the property out. A gravelled driveway allows off-street parking for a number of vehicles to the front of a timber clad, 130 sq ft garden office/studio with power. The rear garden is laid mostly to lawn with a number of specimen plants and trees, an ornamental pond and borders, open green space, creating a tranquil feeling of being far more rural.

Location

Set on the Oxfordshire bank of the River Thames in the Chiltern Hills Area of Outstanding Natural Beauty, Whitchurch on Thames is a sought-after village offering a range of day-to-day amenities including a church, village hall, popular pub, with further, more extensive shops and facilities located within striking distance in Pangbourne, just the other side of the river. The nearby M4 provides excellent access to the national motorway network, London and its airports as well as access to the A34 for Oxford. Trains from Pangbourne mainline station reach London Paddington in around 45 minutes and connect to the Elizabeth Line at Reading. There is an extremely well-regarded local school within a few minutes of the property and the general area offers a wide selection of independent prep and senior schools including Pangbourne College, St. Andrew's, The Oratory, Bradfield College and Cranford.





Lerryn Eastfield Lane, Whitchurch on Thames
Main House internal area 1,611 sq ft (150 sq m)
Office/Studio internal area 127 sq ft (12 sq m)
Total internal area 1,738 sq ft (162 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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Directions

What3words: bring.minus.bought

General

Local Authority: South Oxfordshire

Services: Mains drainage, private water, electricity, gas and central heating.

Council Tax: Band F

Tenure: Freehold

Guide Price: Offers in Excess Of £850,000

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Pangbourne

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