

# A beautifully presented four-bedroom family home in the heart of desirable Whitchurch on Thames

A highly attractive detached family home with splendid gardens, set in the heart of the sought-after village of Whitchurch on Thames. The property lies within moments of the local village amenities and just half a mile from sought-after Pangbourne, and features comfortable, flexible accommodation with clean, elegant and understated décor throughout.



3 RECEPTION ROOMS



**4 BEDROOMS** 



**3 BATHROOMS** 



**GARAGE** 



**0.26 ACRES** 



**FREEHOLD** 



**VILLAGE** 



2,205 SQ FT



OFFERS IN EXCESS OF £1,400,000



Wychcotes is an impressive detached family home with four bedrooms, set in a convenient and sought-after position in the small village of Whitchurch on Thames. The property features attractive cobbled and red brick elevations to the front and rendered elevations to the rear, while inside there are three well-presented reception rooms with neutral décor and plenty of natural light. These include the dual aspect drawing room at the front of the house, which has a fireplace fitted with a woodburning stove and south and west-facing windows to the side and front respectively. Double doors lead from the drawing room to the sunny conservatory, which has a glass roof fitted with a ceiling fan and features French doors opening onto the rear gardens.

On the ground floor there is also a comfortable family room in which to relax, while at the rear there is an open-plan kitchen and dining area with space for a family dining table and French doors opening onto the rear gardens. The kitchen itself has fitted units to base and wall level, a central island and integrated

appliances, including a double oven, a gas hob and an overhead extractor fan. Adjoining the kitchen, the utility room provides further space for appliances and home storage.

Upstairs you will find four well-presented double bedrooms, two of which are en suite. These include the generous principal bedroom with its built-in wardrobes and en suite bathroom, which has a bathtub and a separate shower unit. The second bedroom also has fitted storage, plus an en suite shower room, while the first floor landing also provides access to the family bathroom, which has an over-bath shower.





#### Outside

At the front of the property, the block-paved driveway provides plenty of parking space for up to four vehicles, as well as access to the integrated double garage for further parking or storage and workshop space. The gardens at the front feature an area of lawn with various border shrubs and hedgerows, while at the rear there are delightful landscaped gardens with a patio at the back of the house for al fresco dining, an area of lawn beyond, border hedgerows and shrubs and a raised area with further planted shrubs, exotic plants and flowering perennials.

# Location

Whitchurch on Thames is a highly regarded Thameside village in an Area of Outstanding Natural Beauty. Pangbourne is within walking distance and provides an excellent range of local facilities including a mainline rail link to London, Paddington. The more comprehensive amenities of Reading are six miles away (London, Paddington 27 mins) and the M4 (J12) is less than six miles away, providing excellent access to London, its airports and the motorway network. The local area is well served by an excellent range of schooling, including Whitchurch Primary School (Ofsted Outstanding) which is within walking distance. Langtree School in Woodcote (Ofsted Outstanding) is also close by. There are recreational facilities for all requirements in the locality and the surrounding countryside is renowned for its walks and rides.



# **Distances**

- Pangbourne 0.6 miles
- Goring 4.3 miles
- Theale 4.4 miles
- Reading 6.0 miles
- Wallingford 8.7 miles

# **Nearby Stations**

- Pangbourne
- Goring & Streatley
- Theale
- Reading

# **Key Locations**

- Basildon Park
- Thames Path
- Beale Wildlife Park
- · Royal Berkshire Shooting School

# **Nearby Schools**

- Whitchurch Primary School
- · Pangbourne Primary School
- Oratory Preparatory School
- The Oratory School
- · St Andrews School
- Bradfield College
- Pangbourne College
- Moulsford











The position & size of doors, windows, appliances and other features are approximate only. © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8655738/JPN

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not have any authority for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken July 2025. Particulars prepared July 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

# Floorplans

Wychcotes High Street, Whitchurch on Thames Main House internal area 2,205 sq ft (205 sq m) Garage internal area 328 sq ft (31 sq m) Total internal area 2,533 sq ft (235 sq m) For identification purposes only.

#### **Directions**

RG8 7ET

what3words: ///optimists.motive.dumpling - brings you to the driveway

#### General

Local Authority: South Oxfordshire District Council

Services: Mains electricity, gas, water and drainage.

**Mobile and Broadband checker:** Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band G

EPC Rating: C

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether

mentioned in these particulars or not

# Pangbourne

1 High Street, Pangbourne, Berkshire RG8 7AE

0118 984 5757

pangbourne@struttandparker.com struttandparker.com







