



Wychcotes


High Street, Whitchurch on Thames

**STRUTT
& PARKER**


BNP PARIBAS GROUP

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



**GUIDE PRICE
£1,575,000**

The property

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

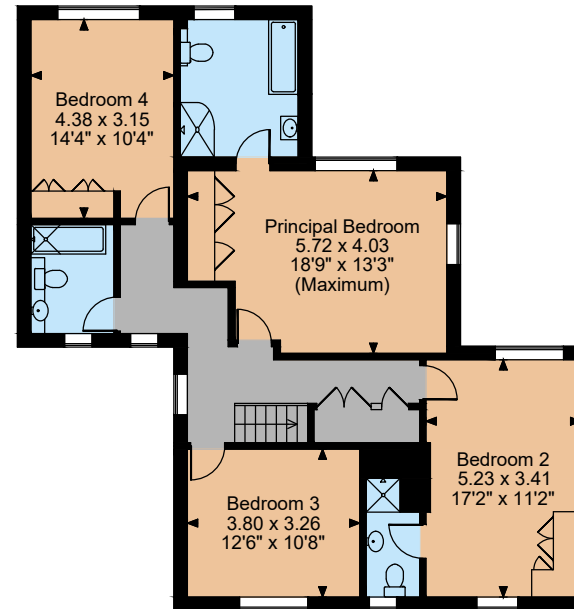
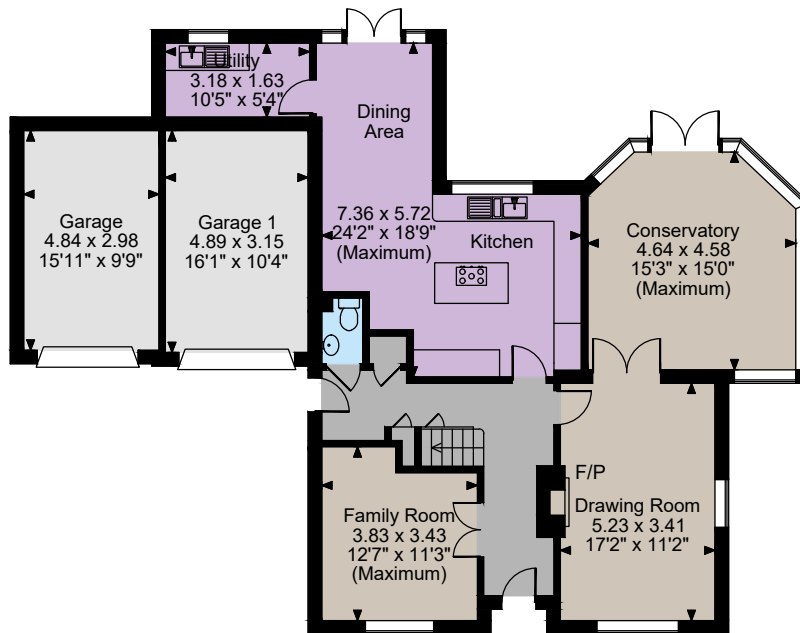
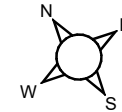
Key Locations

- 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
- Moultsford





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

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

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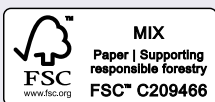
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Pangbourne

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