





The Hatchgate


Whitchurch Hill, Reading


A detached property period and historic pub, split into 4 units in a semi-rural location


A period property, sensitively converted to provide 4 units with potential to re-integrate into a single family home if required. It is located near to the village green in a desirable, highly-convenient hilltop village set on the edge of the Chilterns Escarpment, near to local and town centre amenities and a station.


**3-5
RECEPTION
ROOMS**


**6-8
BEDROOMS**


**6 BATHROOMS**


**GARAGE**

**GARDEN**

**FREEHOLD**

**VILLAGE
LOCATION**

**4,074 SQ FT**

**GUIDE PRICE
£1,150,000**



The property

The Hatchgate is a handsome double-fronted red brick property offering almost 4,100 sq ft of light-filled, flexible accommodation arranged over four floors. It has been sensitively converted to provide two front-aspect maisonettes and two rear-aspect apartments, part of which is currently undergoing renovation to maximise period features including high ceilings and original fireplaces.

The accommodation in the first maisonette flows from the original front door and entrance hall, and briefly comprises a drawing room and a family room—both with feature cast iron open fireplaces, the former with fitted storage, and the latter with a large side-aspect bay window. Additional ground floor accommodation includes a dining room and a principal bedroom with an en suite bathroom. A spiral staircase leads down to a 24ft kitchen/dining room with flagstone flooring, an en suite shower room, and a door to the front aspect. A separate rear entrance provides access to a ground floor apartment, which offers an entrance hall, an open-plan kitchen/sitting/dining room, a double

bedroom with fitted storage, and a modern mosaic-tiled bathroom.

External stairs rise to a communal first-floor hallway, which provides access to two separate private entrance halls. The first leads to a rear-aspect apartment featuring a fitted kitchen, two double bedrooms—one with fitted storage and the other offering potential use as a reception room if desired—and a modern family bathroom. The second entrance hall opens into a front-aspect maisonette, which includes a drawing room with a feature fireplace and an office, both of which could alternatively serve as additional bedrooms. The maisonette also offers a fitted kitchen, a double bedroom, a contemporary mosaic-tiled shower room, and stairs rising to the vaulted second floor. Here, there is a further double bedroom and a stylish mosaic-tiled bathroom featuring a corner bath and an exposed brick feature wall.



Outside

Having plenty of kerb appeal, the property benefits from front and side aspect parking, the properties to the rear being approached through twin brick pillars and double iron gates over a side driveway providing further private parking and giving access to a detached garage with garden shed. The generous garden to the side and rear is laid to areas of level lawn and features a paved terrace area, the whole screened by mature trees.

Location

Located on the fringes of the Chilterns National Landscape escarpment, the quiet hilltop village of Whitchurch Hill has a village green, church and pub. At the bottom of the hill on the Oxfordshire bank of the River Thames, Whitchurch on Thames lies opposite to Pangbourne on the Berkshire side of the river, both villages offering comprehensive local amenities. Nearby Reading offers more extensive shopping, service and leisure facilities. The rolling Berkshire Downland to the south and the start of the Chiltern Hills to the north give easy access to recreational pursuits including walking, cycling and riding routes, tennis courts, football pitches, a play area, bowling club and Bradfield College's members-only facilities. Communications links are excellent: the M4 gives access to the A34, motorway network, London and its airports, and trains from Pangbourne mainline station (1.7 miles) reach London Paddington in around 45 minutes.



Distances

- Whitchurch-on-Thames 0.7 mile
- Pangbourne 1.4 miles
- M4 (Junction 12) 6.3 miles
- Reading 8.1 miles
- Henley-on-Thames 10.6 miles
- Newbury 15.2 miles
- Oxford 20.7 miles
- London Heathrow Airport 38.7 miles
- Central London 51.4 miles

Nearby Stations

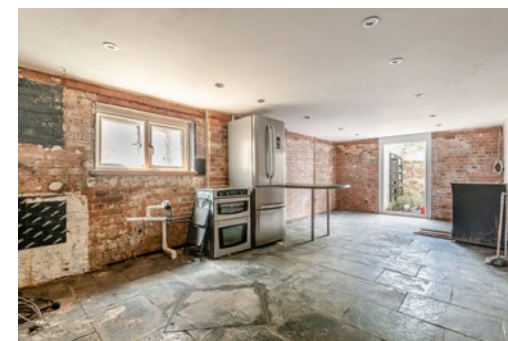
- Pangbourne
- Goring and Streatley

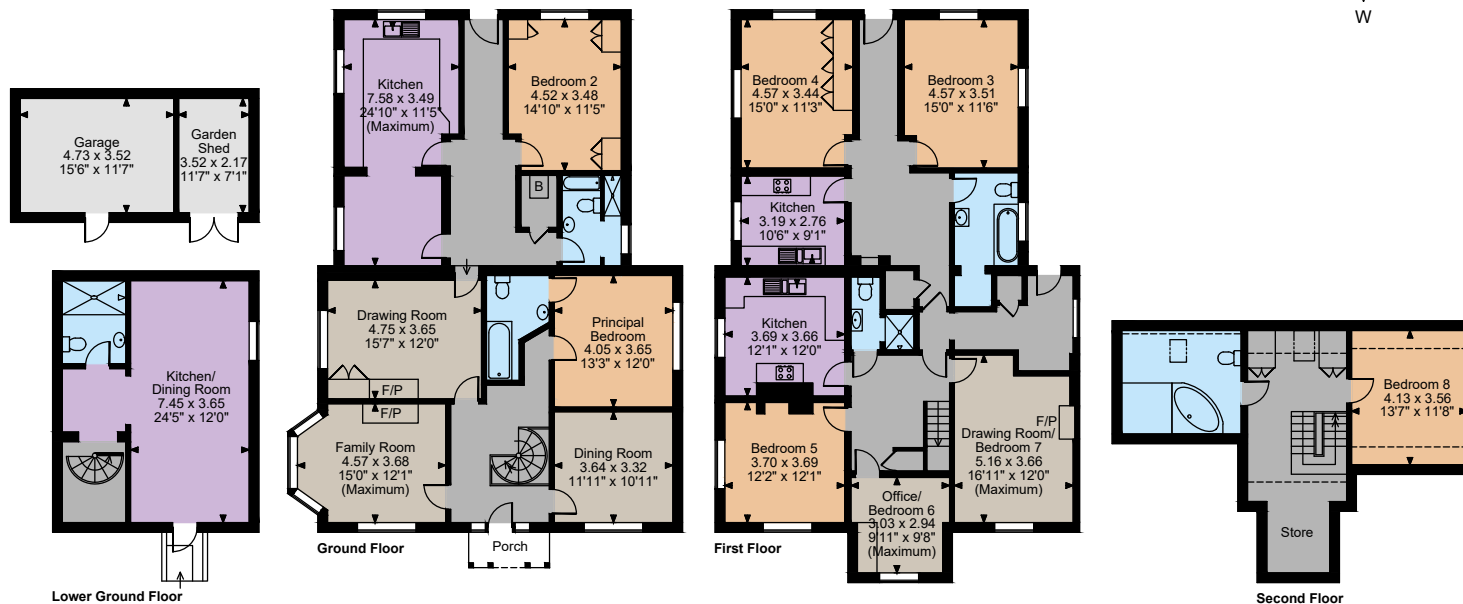
Key Locations

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

Nearby Schools

- St Andrew's School
- Pangbourne College
- The Oratory Preparatory School
- Bradfield College
- The Oratory School
- Leighton Park School
- Moulsoford





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

□ □ □ Denotes restricted head height

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Floorplans

Main house internal area 4,074 sq ft (379 sq m)

Garage internal area 267 sq ft (25 sq m)

Total internal area 4,341 sq ft (403 sq m)

For identification purposes only.

Directions

RG8 7NU

what3words: ///thick.adopters.insurers - brings you to the driveway

General

Local Authority: South Oxfordshire

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

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

Council Tax: Band G

EPC Rating: E

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

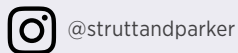
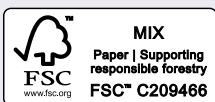
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Pangbourne

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