



Cherry Mount, Whitchurch Hill, Oxfordshire

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# Cherry Mount, Whitchurch Hill, Oxfordshire, RG8 7PA

A large detached house, totalling nearly 4,000 sq ft on a generous 1.14 acre plot with a detached garage block and annexe, requiring complete renovation or perhaps a re-build, subject to planning

Pangbourne 1.8 miles, Goring 3.3 miles, Reading town centre 8.2 miles, Henley 11.2 miles, Pangbourne train station 2.1 miles (45 minutes to London Paddington & Crossrail from Reading station), M4 (Jct 12) 6.8 miles

Detached | Drawing room & snug | Former conservatory | Study | Kitchen & breakfast room | Formal dining room | Utility | Principal bedroom with an en-suite | Four further bedrooms | Family bathroom | Roof terrace Double garage | Annexe | Garden | Pond | 1.14 acres | EPC rating D

## The property

Cherry Mount is a large, detached, former family home sat within a generous and private feeling plot. The property represents an exciting opportunity for someone to create their ideal home, through either renovation or re-development with a replacement dwelling (subject to planning permission and consents). Built in the 1960s, it was extended in the 1980s which included the construction of a sizeable, detached double garage block with an independent annexe across two floors with a kitchen, bathroom, bedroom and upstairs living room complete with a small balcony. The house does still retain the main necessities such as central heating as well as a kitchen and bathrooms that could allow for financial lending (buyers should conduct further checks with their broker). Measuring nearly 3,000 square feet, there are some large downstairs

rooms including a double living room with a front and rear aspect with an adjoining snug and also a conservatory which has now fallen into disrepair. Other rooms include a study, kitchen and breakfast room, utility, a large, front facing, formal dining room next to the kitchen and finally a guest downstairs toilet. Upstairs there are five bedrooms in total with the principal bedroom served by a generous en suite bathroom and double doors out to a roof terrace overlooking the rear garden. The other four bedrooms have use of a family bathroom.

## Outside

The house is perfectly positioned in more or less the very centre of the plot which measures 1.14 acres. Mature and various specimen trees provide a great deal of privacy along the boundaries with a patio terrace and the remainder of the flat garden, now somewhat overgrown and mostly grass but with potential to be returned to something attractive and practical, especially for a family. The front garden is pretty extensive, with a driveway and secure electric gates.

## Location

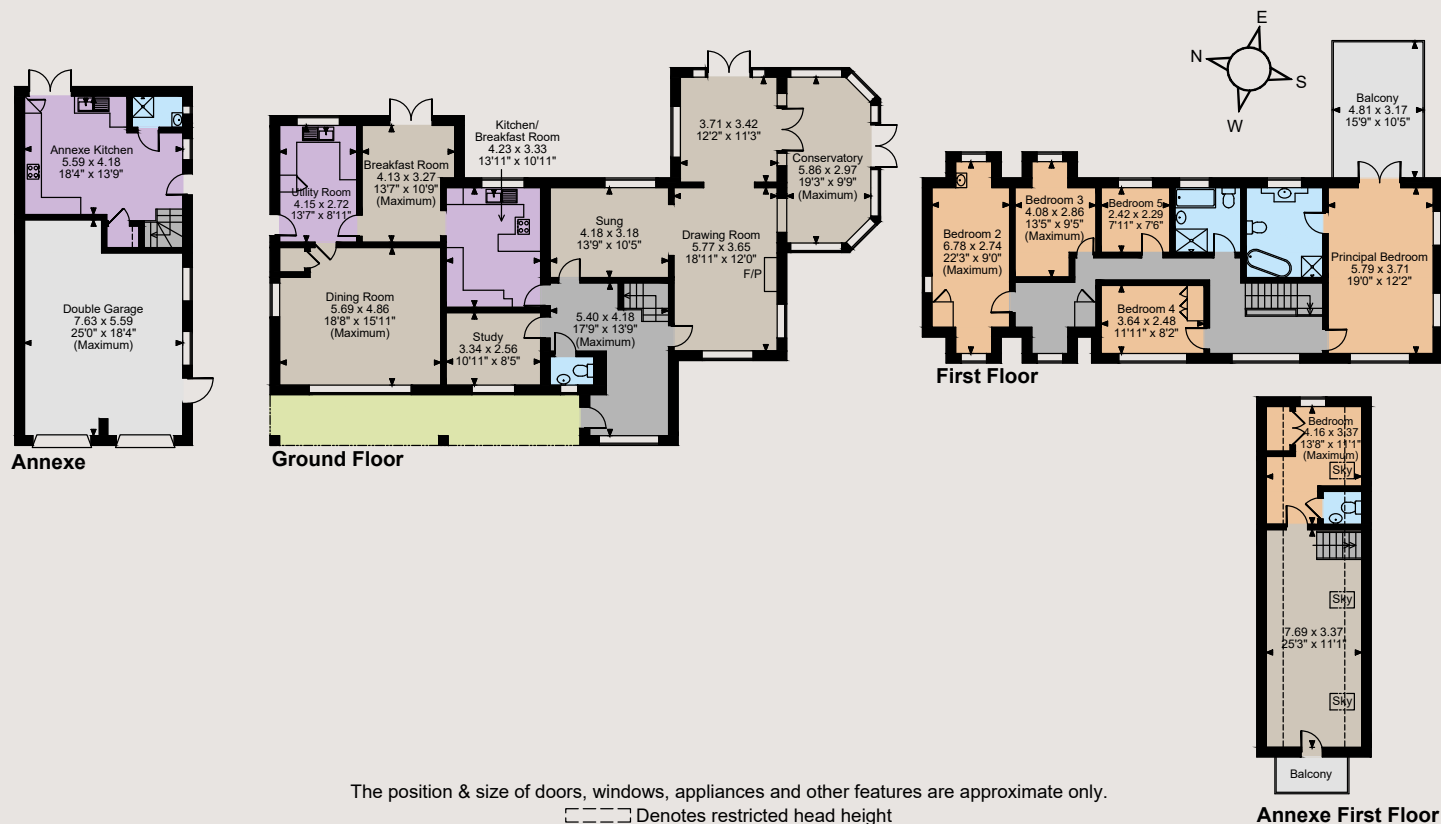
The property is situated between Whitchurch-on-Thames and Woodcote surrounded by beautiful rolling countryside. Local amenities in Woodcote include several shops, including a Co-Op, while both nearby Goring and Pangbourne have lively high streets with a choice of independent shops. There is a more comprehensive range of facilities available in Reading, Wallingford, Henley and Oxford, all within fairly easy driving distance. Junction 12 of the M4 is under a 15 minute drive for Reading, Heathrow, London and Newbury access. Pangbourne station has regular trains to London Paddington, the fastest services taking around 45 minutes and the ability to connect to the new high-speed, Elizabeth Line at Reading station that now serves the City and Canary Wharf. The local area has a first-class range of schooling including The Oratory and Oratory Preparatory School, St. Andrews, Pangbourne College, Bradfield College and Downe House.







Cherry Mount, Whitchurch Hill, Reading  
 Main House internal area 2,902 sq ft (270 sq m)  
 Double Garage internal area 423 sq ft (39 sq m)  
 Annexe internal area 568 sq ft (53 sq m)  
 Balcony external area = 198 sq ft (18 sq m)  
 Total internal area 3,893 sq ft (362 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///replays.surprises.spurtd - brings you to the entrance gates

## General

**Local Authority:** South Oxfordshire

**Services:** Mains electricity, gas, water and drainage. Central Heating.

**Council Tax:** Band H

**Tenure:** Freehold

**Offers in excess of:** £1,500,000

## Pangbourne

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