

Ford Cottage • High Street
Whitchurch-on-Thames

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Pangbourne centre & railway station 10 minutes' walk (fast trains to London Paddington 47 minutes) • Easy access
Reading (6 miles) & Oxford by rail & road • M4 (junc 12) 6 miles • Heathrow 45 minutes by car
(all distances/timings approximate)

A charming attached 2 bedroom period cottage set within the heart of this sought-after village. Within easy
level walking distance of Pangbourne, with its wonderful shops and amenities.

839 sq ft / 78 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Dudley
**Singleton
& Daughter**
The Country Agent



A charming attached 2 bedroom period cottage set within the heart of this sought-after village. Within easy level walking distance of the river Thames and across the bridge, Pangbourne, with its wonderful shops and amenities.

Ford Cottage is Grade II listed, constructed in the early 18th century and appears to be in good order throughout, with tasteful decoration to the interior. Unusual for a property of this period, the ceilings are high.

The sunny front and rear gardens are very private with high hedges giving seclusion.

Special features:

- There is a garden store attached to the building which could be improved to become a study or even ancillary accommodation. This garden store has power and lighting and houses the gas fired boiler
- The sitting room has walkthrough access to the dining room, and has a fine open Inglenook fireplace on a brick hearth with canopy over, presently fitted with a gas fuelled wood burning stove
- The kitchen includes a range of pine cupboards and drawers, terracotta tiled flooring, Zanussi cooking unit with electric fan oven and four ring gas hob, fitted Zanussi dishwasher and fridge



- 4 steps lead down from the inner hall to a cellar/utility room with plumbing for washing machine
- Conservatory is of modern design with terracotta tiled flooring, primary double glazing, with French doors opening onto the rear patio garden
- Bathroom is neat and tidy with an antiques style mixer taps to bath with shower attachment
- Principal bedroom has large built-in wardrobes and a spacious under eaves storage area
- Half landing giving access to bathroom with shower

Summary of accommodation: entrance porch, curtained entrance lobby, sitting room, dining area, inner hall, kitchen, cellar/utility, bathroom, 2 bedrooms, conservatory, attached garden store.

Gardens: Rear garden is very private and a natural sun trap, and measures approx. 12 m deep x 12 m wide to include the conservatory and garden store. There is a stone laid patio area suitable for summer dining, surrounded by flowering shrubs and ornamental trees, and an attached garden store. The parking is on-street to the front.



Local Facilities: Ford Cottage is within easy walking distance of Pangbourne village centre with its fine selection of award-winning independent shops, a supermarket, health centre, dentists, library, hairdressers, restaurants and riverside pubs. The River Thames runs between the villages and there are riverside meadows, part-owned by the National Trust, the Thames Path, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering canoeing and climbing instruction. Whitchurch-on-Thames also has two fine pubs; The Greyhound & Ferryboat, both serving food. Just a few minutes' walk from the cottage is beautiful open countryside with many scenic footpaths and bridle paths.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford and Reading which will benefit from the upcoming Crossrail, offering fast links to the City, as well as buses to all local areas. Waitrose can be found at both Tilehurst (approx. 4 miles) and Wallingford.

Schools: The property is in the catchment area of Langtree Secondary School at Woodcote, and Whitchurch Primary School which has an outstanding record. Whitchurch-on-Thames is located within easy reach of a number of independent schools; Pangbourne College, Bradfield College and St Andrew's Preparatory School, The Oratory, Downe House, Cranford House and Moulsoford Preparatory School.

Directions: Cross over the River Thames toll bridge from Pangbourne, and enter the village of Whitchurch. Continue along the High Street, past both the Ferryboat Inn & the Greyhound Inn on your right, on your left, pass Mallards and Ford Cottage is the next property on the left.

What3words: [agreement.logged.scores](#)

Post Code: RG8 7EP

Tenure: Freehold

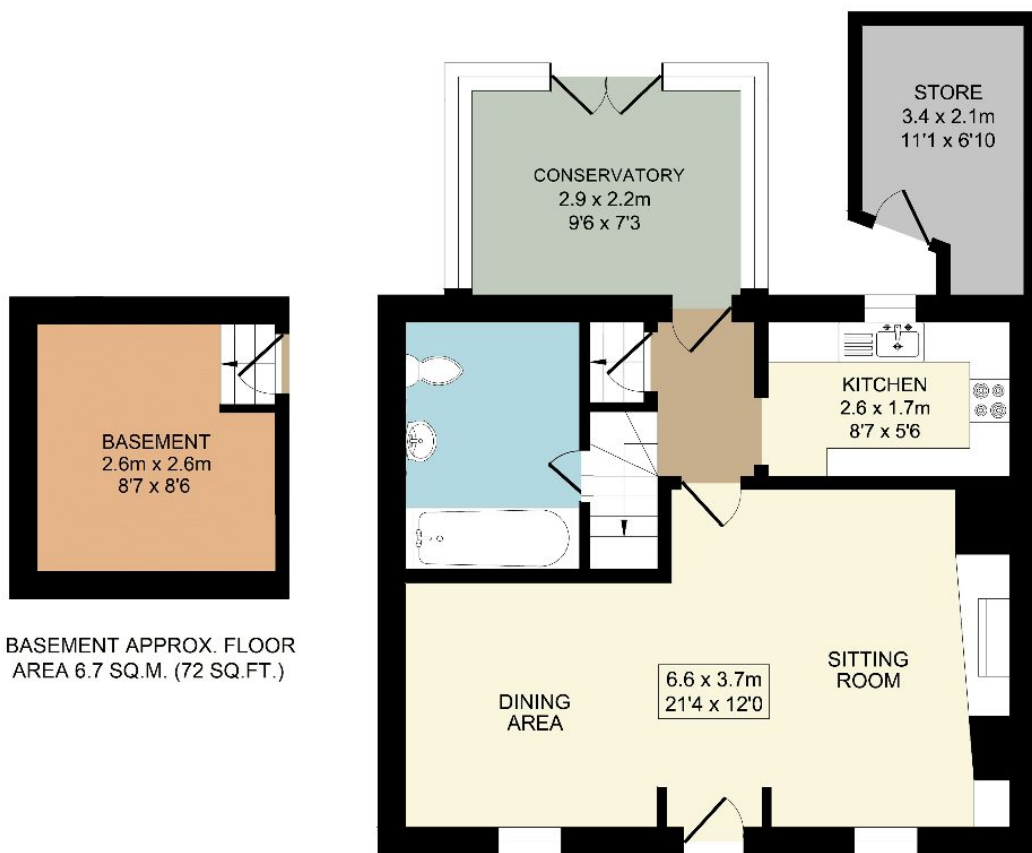
Services: Mains water, electricity, gas, drainage.
High speed broadband available.

Local Authority & Council Tax Band: South Oxfordshire, Band D

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.



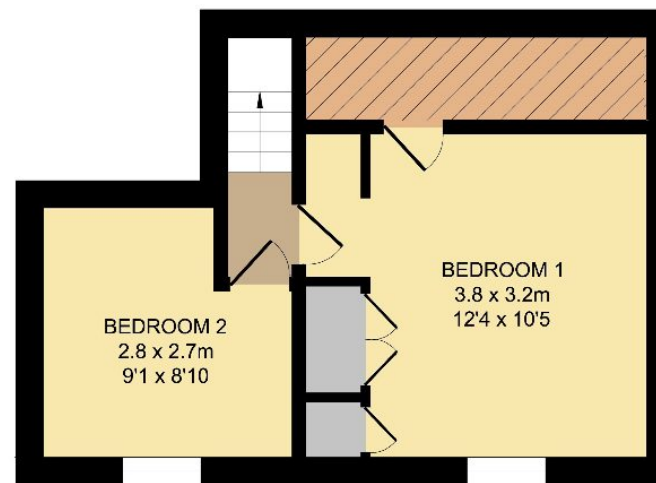




BASEMENT APPROX. FLOOR
AREA 6.7 SQ.M. (72 SQ.FT.)

GROUND FLOOR APPROX. FLOOR
AREA 48.7 SQ.M. (524 SQ.FT.)

TOTAL APPROX. FLOOR AREA 78.0 SQ.M. (839 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



FIRST FLOOR APPROX. FLOOR
AREA 22.6 SQ.M. (243 SQ.FT.)

Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

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Berkshire, RG8 7AN

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