



24 ORCHARD COOMBE
WHITCHURCH HILL
OXFORDSHIRE



Dudley
**Singleton
& Daughter**
The Country Agent

Robin Hill • 24 Orchard Coombe • Whitchurch Hill • Oxfordshire

Pangbourne village & station 2 miles • Goring on Thames villa & station 3.5 miles
Reading 8 miles • M4 (junction 12) 7 miles
(all distances/timings approximate)

A splendid modern detached 5 bedroom house, enjoying a peaceful and sleepy location overlooking woodland to the rear, set on a quiet no-through-road.

The property offers enormous potential.

2,464 sq ft / 229 m²
Gardens & grounds: 0.56 acre / 0.23 hectare
(all measurements are approximate)

Your attention is drawn to the important notice on page 7



Robin Hill 24 Orchard Coombe



A splendid modern detached 5 bedroom house, enjoying a peaceful and sleepy location overlooking woodland to the rear.

Robin Hill is set on a quiet no through road, and the property offers lots of potential for improvement, and also possible extension (subject to LAPP).

The gardens have been planted and cared for with dedication over many years, and are a very special feature. To the rear there are large herbaceous borders, shrubberies, and wide lawns sweeping down to a wooded copse belonging to the property, and further woodland over the rear boundary.

Robin Hill is within the catchment for Whitchurch village primary school (Ofsted outstanding) and Langtree secondary school.

This is a first-rate family house, unusually spacious, and light. Situated within easy walking distance of the village green, the Sun pub and church. There are many nearby footpaths and bridle paths through open countryside. Pangbourne and Goring villages are two riverside villages within easy access by car, offering wonderful shopping facilities, amenities, restaurants and riverside inns, as well as train connections to Reading and London Paddington.

Special features:

- Interior of the property is spacious, a proper family house, with an unusually large reception hall with sliding doors leading directly onto the rear terrace and gardens

- Kitchen/breakfast room has plenty of room for a 6 seater table and is fitted with an electric oven, stainless steel 6 ring gas hob, extractor over, windows overlook the front, rear and side gardens. Plenty of wide working surfaces
- One end of the dining room is a primary double-glazed conservatory with access to the rear gardens
- Drawing room is large with an open fire and large windows looking directly onto the rear and sides of the garden
- Well-maintained and polished wood block flooring throughout most of the ground floor
- Study has double aspect windows overlooking side gardens and pretty views over the front gardens with its lovely magnolia and cherry trees
- First floor galleried landing with window overlooking front gardens
- 4 bedrooms have fitted wardrobes
- Family bathroom with shower over bath
- Large principal bedroom with double aspect views and a spacious ensuite bathroom
- Bedroom 2 has a fitted wash hand basin and a built-in wardrobe, with a built-in wardrobe on the landing adjacent, allowing the easy introduction of a shower room if so desired
- Utility area with gas boiler, plumbing for washing machine and single bowl sink unit
- A number of windows on the ground and first floor have been replaced with primary double-glazed units



Summary of accommodation: Reception hall, drawing room, study, cloakroom, dining room, conservatory, kitchen/breakfast room, 5 double bedrooms, family bathroom, ensuite to bedroom 1. Double detached garage.

Gardens: Wide frontage to the front of the property, with a large garden with lawns, herbaceous borders and flowering and ornamental trees. Spacious double garage with up and over door. Wide side access to both sides of the property. To the rear there are wide, well-maintained lawns, shrubberies, and a vegetable garden with path leading to the wooded copse.

Local Facilities: Whitchurch Hill has a fine pub The Sun, which is within walking distance of the property. The property is within a short drive of a Co-Op supermarket in Woodcote and Pangbourne village centre has a fine selection of award-winning independent shops, a supermarket, health centre, dentists, library, hairdressers, riverside pubs and fine restaurants. The Thames has fine 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.

Beale Wildlife Park & Gardens is a couple of miles up the road and is a lovely place for young families with amazing animals, birds, gardens, play parks, a splash pool and miniature train. Near to Beale Park is Basildon Park, the National Trust property, featuring a splendid Georgian mansion surrounded by 400 acres of parkland.

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. 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 (Ofsted Outstanding). The property is located within walking distance of The Oratory Prep School, and a short drive from The Oratory, Pangbourne College, Bradfield College, St Andrew's Preparatory School, Cranford House and Moulsoford Prep School.

Directions: From the offices of Dudley Singleton & Daughter, turn left, left again at the mini roundabout and first left at the George Hotel. Proceed over the Whitchurch Toll Bridge, through Whitchurch village right to the top of the hill. At the top of the hill pass the church and village green on your right. Orchard Coombe turning is on the right, turn here and a short distance down, turn left into a bull-ring close, and Robin Hill, number 24 will be found on the left with a long gravel drive.

Post Code: RG8 7QL

Tenure: Freehold

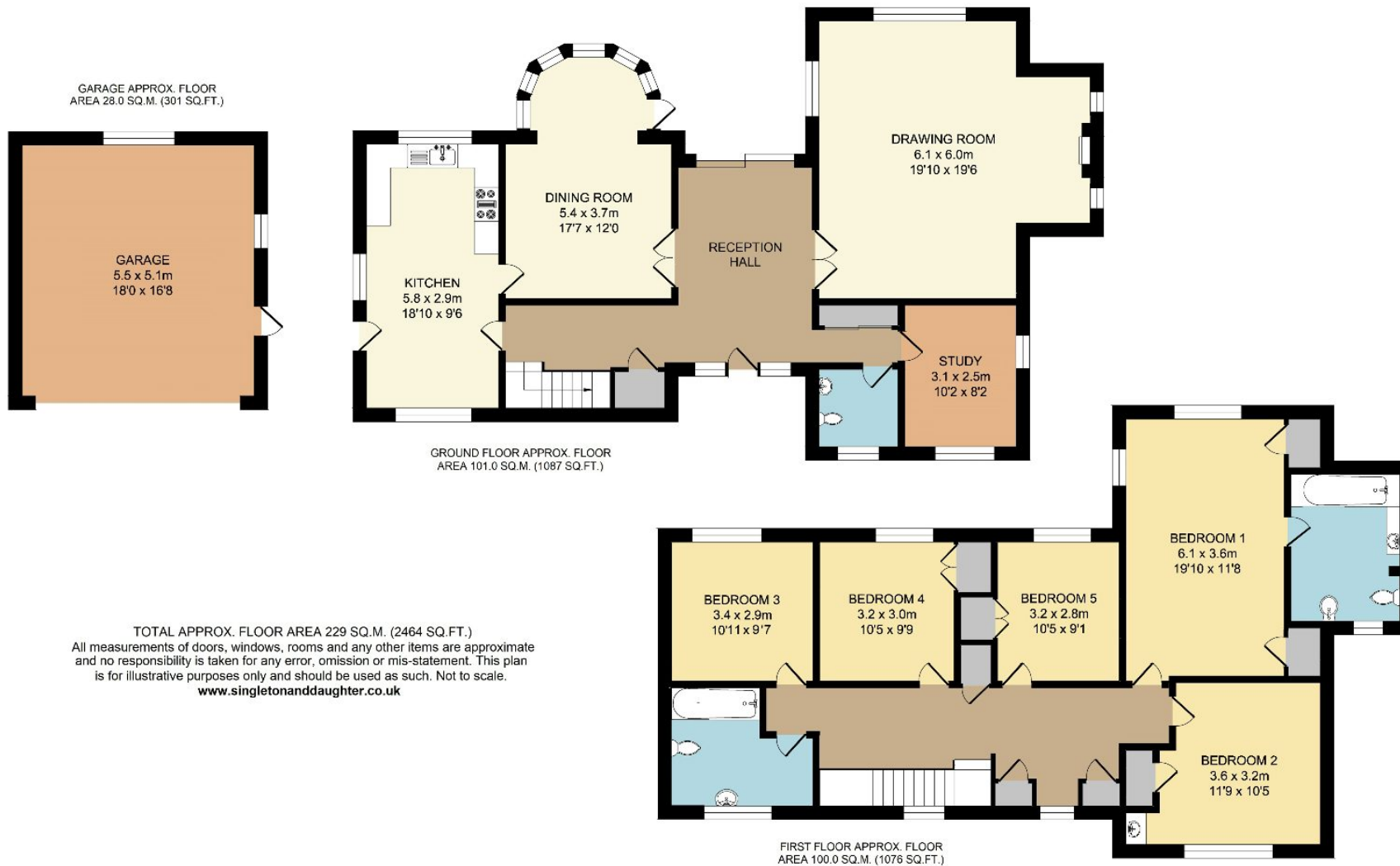
Services: All mains, gas fired central heating.

Local Authority & Council Tax Band: South Oxfordshire, Band G. **EPC Rating:** E

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







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

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