

Metten Cottage • High Street • Whitchurch-on-Thames • Oxfordshire

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Pangbourne centre & railway station 5 minutes' walk (fast trains to London Paddington 47 minutes)
(all distances/timings approximate)

A 2 bedroom period cottage, with a pretty walled garden, set within the heart of this sought-after Thames-side period village

715 sq ft / 66 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A charming 2 bedroom period cottage, with a very pretty walled garden, set within the heart of this much sought-after Thames-side period village, and in excellent order throughout.

Metten Cottage has a very modern kitchen and bathroom, with the property recently redecorated. This is a great location, with easy walking distance to Pangbourne with its extensive amenities, and trains to London Paddington, Reading and Oxford.

The second bedroom would make an excellent home office.

Special features:

- Pretty walled garden, with both paved and decked areas, providing low maintenance outside space
- Sitting room with French doors opening to the garden
- Super kitchen/breakfast room with fitted electric oven, 4 ring gas hob, integrated dishwasher, freestanding Samsung fridge freezer and plenty of storage. Door opening to the decked garden area
- Private gated walkway from the high street to the front door, which is well set back from the road
- Well fitted bathroom with shower over the bath
- Washing machine fitted under the stairs



Summary of accommodation: Entrance hall, sitting room, kitchen/breakfast room, inner hall, bathroom, store cupboard, two bedrooms (1 double, 1 single).

Gardens: Large outdoor space with a decked area from the kitchen/breakfast room and a paved area in front of the sitting room. Low maintenance, yet deceptively spacious and private.

Local Facilities: Metten Cottage is within easy level walking distance of Pangbourne village centre with its fine selection of award-winning independent shops, a supermarket, health centre, dentists, library, hairdressers, barbers, 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. Whitchurch-on-Thames also has a fine character pub; The Greyhound. footpaths and bridle paths.

Directions: From the offices of Singleton and Daughter, turn left and left again at the mini roundabout. At the next mini roundabout turn left at The George Hotel, cross over the River Thames toll bridge and enter the village of Whitchurch. Metten Cottage will be found on your right, before Eastfield Lane.

What3words: sanded.loaning.visa <https://w3w.co/sanded.loaning.visa>

Post Code: RG8 7DB



Services: Mains electricity, gas, water and drainage.

EPC Rating: D

Local Authority & Council Tax Band: South Oxfordshire, band C

Deposit: A holding deposit equivalent to 1 weeks rent £311.53 (to secure the property. A damage deposit equivalent to 5 weeks rent £1557.69 will be held by the Government approved Tenancy Deposit Scheme.

Rent: £1,350 to be paid one month in advance. Late payments could incur charges. Any rent advertised is pure rent, it does not include additional services such as council tax, utility charges, telephone, broadband, TV.

Tenancy Information:

The following are permitted payments which we may request from you:

- a) The rent
- b) A refundable tenancy deposit (reserved for any damages or defaults on the part of the tenant) capped at no more than five weeks' rent, which will be held by the independent & Government approved Tenancy Deposit Scheme
- c) A refundable holding deposit (to reserve a property) capped at no more than one week's rent
- d) Payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher

e) Payments associated with early termination of the tenancy, when requested by the tenant

f) Payments in respect of utilities, communication services, TV licence and council tax; and

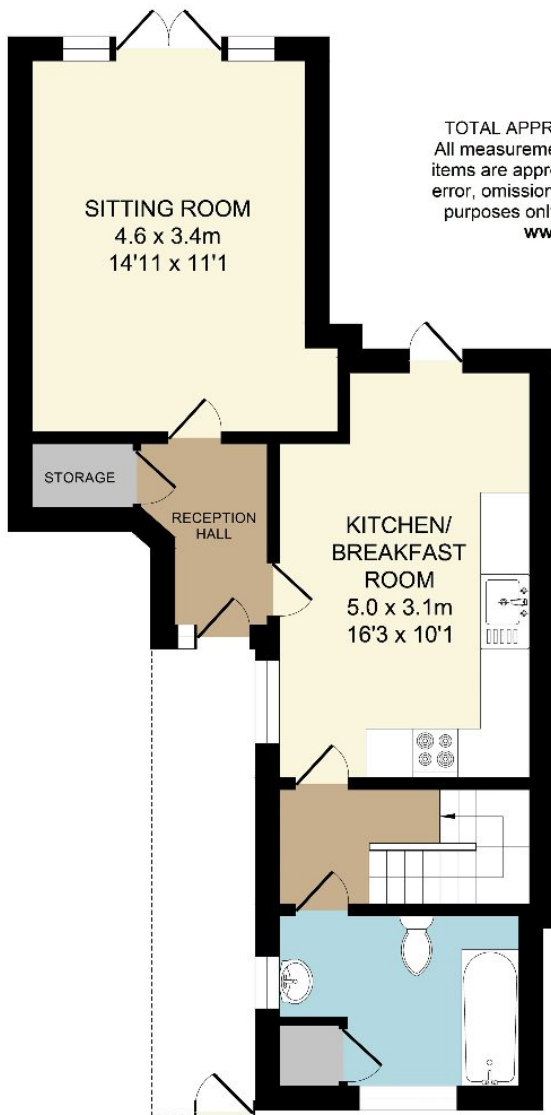
g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Please advise us if you believe you have an adverse credit history which could include CCJ's.

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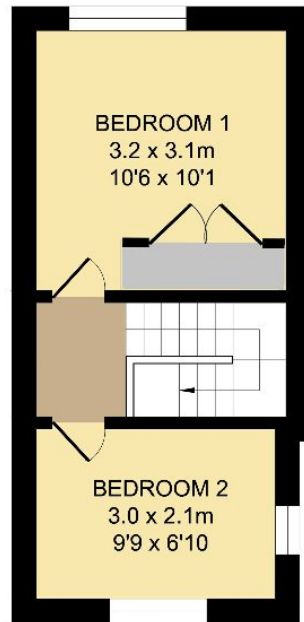






GROUND FLOOR APPROX. FLOOR AREA 45.8 SQ.M. (493 SQ.FT.)

TOTAL APPROX. FLOOR AREA 66.4 SQ.M. (715 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 20.7 SQ.M. (222 SQ.FT.)



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

No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN

0118 984 2662

info@singletonanddaughter.co.uk

Websites: singletonanddaughter.co.uk rightmove.co.uk

onthemarket.com mayfairoffice.co.uk

London Office: Cashel House, 15 Thayer Street, London, W1U 3JT

IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.





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singletonanddaughter.co.uk info@singletonanddaughter.co.uk
London Office: Cashel House, 15 Thayer Street, London W1U 3JT