

1 Eastfield Lane
• Whitchurch-on-Thames • Oxfordshire



Dudley
**Singleton
& Daughter**
The Country Agent

1 Eastfield Lane • Whitchurch-on-Thames • Oxfordshire

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 approximate)
(all distances/timings approximate)

A very pretty, late Victorian, 2/3 bedroom semi-detached house, situated on a peaceful no through lane, within easy walking distance of primary schools, pub, shops, amenities and Pangbourne train station.

1,109 sq ft / 103 m²

(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A very pretty, late Victorian, 2/3 bedroom semi-detached house, situated on a peaceful no through lane, within easy walking distance of primary schools, pub, shops, amenities and Pangbourne train station.

The property has the potential to develop a further two bedrooms if required (subject to LAPP). The sitting room and the family room, both have working open Victorian fireplaces, and the two bedrooms on the first floor both have an ensuite bath/shower room.

Situated within the heart of one of the most sought-after Thameside villages in this part of the world, within easy walking distance of the highly regarded village primary school, 2 village pubs, the River Thames and Pangbourne with its fine selection of specialist shops and station offering fast commuter links to London.

Special features:

- Country style kitchen, with free standing fridge/freezer, new cooker with electric oven and gas hob, dishwasher, window overlooking the front garden, walk through access to large conservatory
- Sitting room is spacious with windows overlooking the front garden, working original Victorian open fireplace
- Bedroom 1 is large with a dressing room with fitted wardrobes, and ensuite bathroom with separate shower



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- Bedroom 2 is large, with an ensuite shower room
- Large conservatory with French doors opening onto the rear garden

Note 1. A further bedroom can be created on the first floor by using the dressing room with a connecting link to the staircase and a window overlooking the rear subject to LAPP.

Note 2. A further bedroom and ensuite could be created on the ground floor in the family room. The plumbing linking into the exterior main drain. Subject to LAPP.

Summary of accommodation: Sitting room, family room/potential bedroom 3, kitchen, conservatory, bedroom 1 with dressing room and ensuite bathroom with shower, bedroom 2, with ensuite shower room. Attached store room with washing machine.

Gardens: Gardens to front and rear. Rear garden is mostly paved. The front garden is mostly lawn with cottage garden borders and a high hedge giving privacy. Off road parking for 2 cars.

Local Facilities: Whitchurch-on-Thames has a fine character pub in The Greyhound, which also serves food. Just a few minutes' walk from the cottage is beautiful open



countryside with many scenic footpaths and bridle paths, and easy access to the River Thames.

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, a children's play area, tennis courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering canoeing and climbing instruction.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford and Reading which will benefit from 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 which is a 2 minutes' walk and 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

are within easy driving distance, as are The Oratory, Downe House, Cranford House and Moulsoford Preparatory School.

Directions: From the offices of Dudley 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. Continue along the High Street, and just before The Greyhound Inn on your right, turn right into Eastfield Lane and the property is the second on the left.

Post Code: RG8 7EJ

What3words: tastes.full.working

Tenure: Freehold

Services: Mains water, drainage, electricity and gas.

EPC Rating: E

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

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





**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

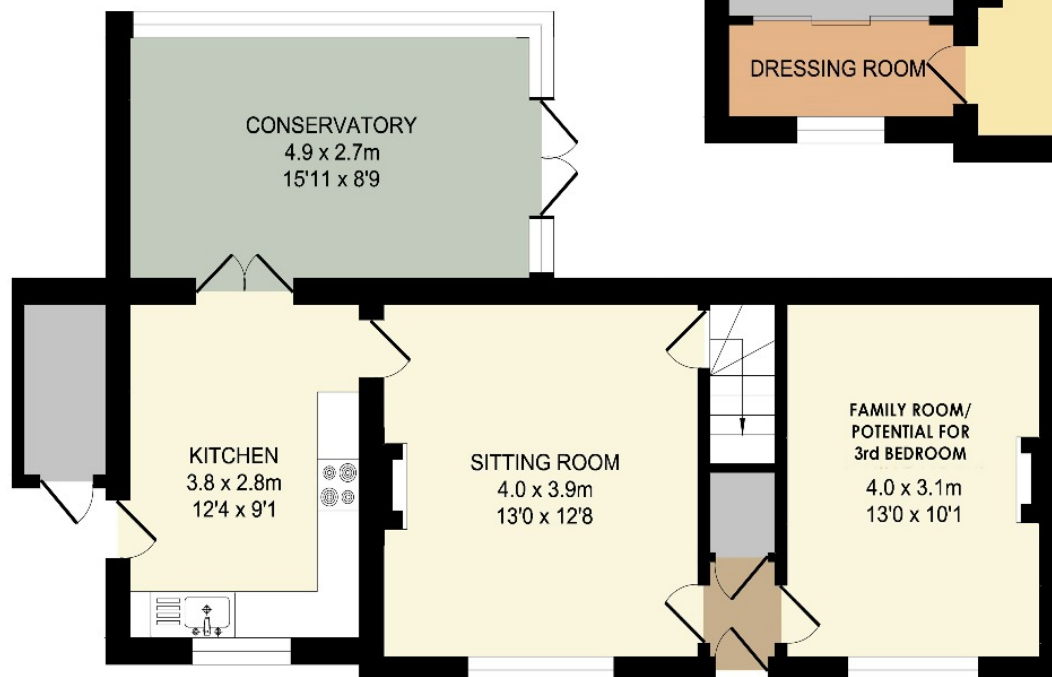
Websites:
singletonanddaughter.co.uk
rightmove.co.uk
onthemarket.com
mayfairoffice.co.uk

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

FIRST FLOOR APPROX. FLOOR
AREA 43.0 SQ.M. (463 SQ.FT.)



GROUND FLOOR APPROX. FLOOR
AREA 60.0 SQ.M. (646 SQ.FT.)



TOTAL APPROX. FLOOR AREA 103 SQ.M. (1109 SQ.FT.)
All measurement 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



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0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk

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

Rear courtyard garden