



4 Butlers Pond • Goring Heath Road • Whitchurch Hill

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Pangbourne 1.5 miles/5 mins drive • Goring 3.7 miles/7 mins drive • Reading 7 miles/20 mins drive
(all distances/timings approximate)

971 sq ft / 90 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 6





A delightful 3-bedroom, 2-bathroom property, set in a peaceful cul-de-sac with a lovely south-facing rear garden.

This is a spacious single storey terraced house, offering flexible accommodation to suit your requirements, with lots of windows creating a bright and airy home.

4 Butlers Pond presents an ideal opportunity to live in a quiet location, yet within a few minutes' drive of shops, amenities, leisure facilities and train stations.

The sitting room is large, with dual aspect windows. Both the sitting room and dining room have doors opening onto the rear sun terrace and pretty garden. The kitchen is modern and well equipped, with lots of cupboards, and appliances to include a washer/dryer, dishwasher, fridge freezer, electric oven, electric hob, and extractor. The bedrooms all have fitted wardrobes. The property has 2 reserved parking spaces to the front of the property.

Butlers Pond is within easy walking distance of the village green, village hall, and The Sun public house which serves food and hosts many events during the year. Whitchurch Hill has many countryside footpaths surrounding the village, and is a much sought after place to reside.

Summary of accommodation: Reception hall, sitting room, dining room, kitchen, Bedroom 1 with fitted wardrobes and ensuite shower room, family bathroom, two further bedrooms.

Garden: South facing rear garden, with large lawned area, herbaceous borders, mature shrubs. Sun terrace, Useful lockable shed.

Local facilities: Whitchurch Hill is a quiet village, surrounded by countryside of outstanding natural beauty, yet within a few minutes' drive of Pangbourne, and Goring, both offering shops, amenities, cafes, restaurants, and a fast train service to Reading, Oxford and London Paddington.

Situated close to the Oratory School, and within easy driving distance of Langtree Secondary School and Woodcote schools, as well as Whitchurch primary school.

What3words: haunts.homing.overdrive

Post Code: RG8 7PF



Utilities: Mains gas, water, drainage, electricity. Broadband connection available. Gas central heating.

EPC Rating: D

Local Authority: South Oxfordshire, Band E

Deposit: A holding deposit equivalent to 1 weeks rent £403.84 (to secure the property). A damage deposit equivalent to 5 weeks rent £2019.23 will be held by the Government approved Tenancy Deposit Scheme.

Rent: £1750.00 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

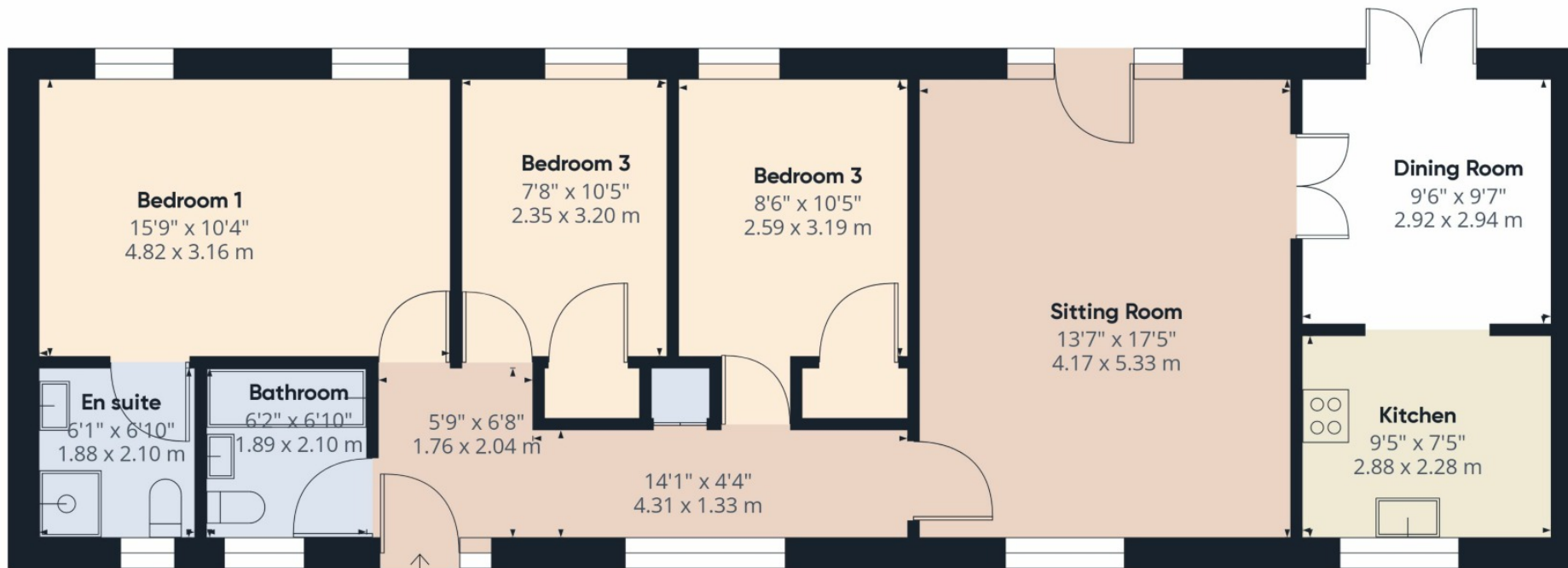
g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

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

Dudley Singleton & Daughter are members of Propertymark & The Property Ombudsman.

Client money protection is provided by the National Federation of Property Professionals.





Approximate total area⁽ⁿ⁾

971.03 ft²

90.21 m²

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

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IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors/landlords 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/tenants, 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/let. 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/tenants 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/landlord. 4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been sold, let or withdrawn.





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