



2 Bridge Cottages • Whitchurch-on-Thames • Oxfordshire



## 2 Bridge Cottages • Whitchurch-on-Thames • Oxfordshire

Pangbourne centre & railway station 5 minutes' walk (fast trains to London  
Paddington 47 minutes) • Reading 6 miles  
(all distances/timings approximate)

A charming 2-bedroom mid terrace cottage with the bathroom on the first floor, set well away from the high street in a peaceful and tucked away location. Walking distance to the shops, amenities & train station to London.

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606 sq ft / 56 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7







Dudley  
**Singleton  
& Daughter**  
The Country Agent





The property is thought to be late Victorian, with the later addition of a two-storey extension to the front. Constructed of brick under a slate roof, there is a pretty part-walled garden to the front, and a stone laid terrace to the rear. The cottage enjoys peaceful seclusion in an area surrounded by period properties.

Situated within easy walking distance of the highly regarded village primary school, village pub, splendid countryside footpaths, the River Thames, and Pangbourne with its extensive amenities, and trains to London Paddington, Reading and Oxford.

Oxfordshire County Council are progressing the residents parking permits scheme for the village - for more info go to website :

[https://letstalk.oxfordshire.gov.uk/whitchurch\\_parking2023](https://letstalk.oxfordshire.gov.uk/whitchurch_parking2023)

#### Special features:

- Kitchen/breakfast room has pretty terracotta tiled flooring, ceramic 4 ring hob, double oven, fitted washer/dryer, further space for fridge freezer and dishwasher. Large window overlooks the pretty front garden and there is room for a breakfast table



- Sitting room has a fireplace, with an open front wood burning stove in a Jet master style, oak planked flooring which extends into a spacious dining area with French doors opening to the rear garden
- Main bedroom has a pair of fitted double wardrobes, and pretty views over the period rooftops to rising wooded hills in the distance
- Bathroom has a Victorian style tub on claw feet, with a handheld shower and an overhead shower
- Access from first floor landing by way of a pull-down loft ladder to a large boarded loft with carpeting, and a Velux window
- Spacious timber garden store with access from the front garden
- Property is in first class order throughout, with gas central heating, and replacement primary double-glazed windows. Recently installed gas fired boiler located within the loft conversion

**Summary of accommodation:** Sitting/dining room, kitchen/breakfast room, 2 bedrooms, first-floor bathroom, boarded loft with Velux window.

**Gardens:** Pretty front garden with timber store, rear garden with stone terrace, and flower beds.





**Local Facilities:** 2 Bridge Cottages 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, 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 a fine character pub, The Greyhound. 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 with Crossrail 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 short walk, and has an outstanding record.

**Directions:** With The Ferryboat Pub RG8 7DB (currently closed) on your left, walk a short distance up the High Street, and just past The Highwayman Cottage there is a gate giving access to a path to the Bridge Cottages.

**What3words:** ketchup.trickling.obtain

**Post Code:** RG8 7DE

**Tenure:** Freehold

**Some material information to note:** Gas central heating. Mains water, drainage, electricity, and gas. BT broadband connected, with standard and superfast available. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal states this post code is a very low risk of surface water flooding and low risk of flooding from rivers. We are not aware of any covenants or easements which would affect the saleability of the property. The property is in a conservation area, and it is not a listed building.

**EPC Rating:** D

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







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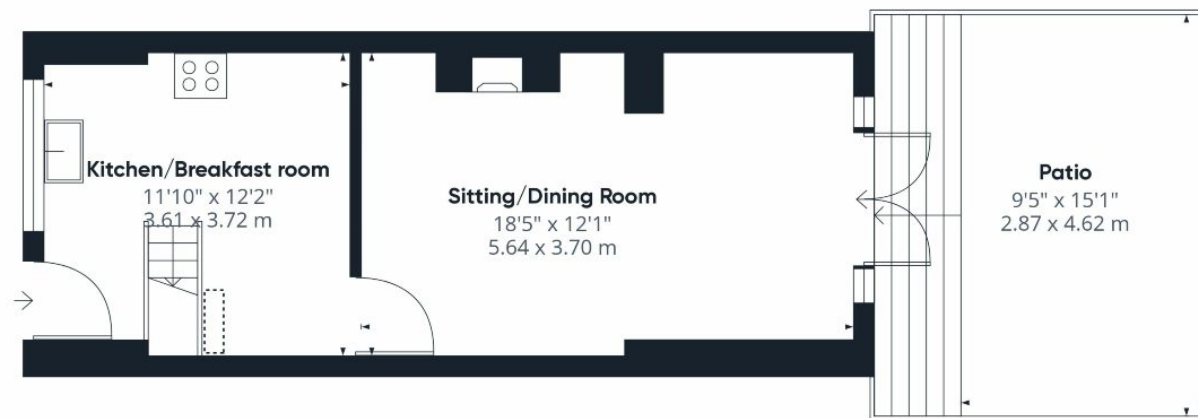
Viewing by arrangement  
with vendor's agent;  
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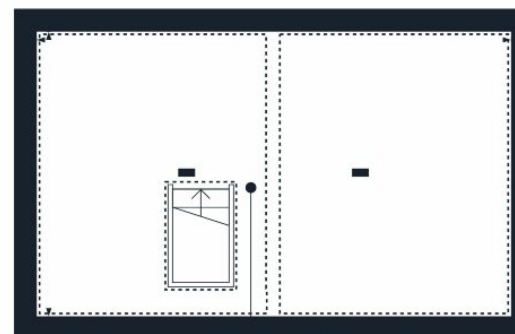


Floor 0



**Landing**  
3'1" x 4'10"  
0.96 x 1.48 m

Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**

787.95 ft<sup>2</sup>  
73.2 m<sup>2</sup>

**Reduced headroom**

183.46 ft<sup>2</sup>  
17.04 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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