



Cherry Mount • Whitchurch Hill • Oxfordshire

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Pangbourne village and station 1.6 miles • Goring on Thames 3.5 miles • Reading 8 miles • M4 (junction 12) 6.5 miles
(all distances are approximate)

A substantial 6/7 bedroom detached house, situated in a magnificent plot ext. to approx. 1.15 acres

Gardens & Grounds extending to 1.15 acres approx.
(all measurements are approximate)

3,893 sq ft / 362 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





Built in the 1960s, Cherry Mount is in need of renovation, or a replacement dwelling subject to LAPP.

The property is well set back from the highway access, bounded on one side by the village church, in an area noted to be of outstanding rural beauty, with high value properties lying adjacent.

The large double detached garage block was added in the 1980s, and incorporates an independent annexe.

Featuring a large kitchen/breakfast room with French doors opening to the gardens, shower room, bedroom, and a very large first floor sitting room with balcony, which could be divided to create an additional bedroom if so required.

Within the catchment for Whitchurch village primary school (Ofsted outstanding) and the highly sought after Langtree secondary school.

Pangbourne and Goring villages are two riverside villages within easy access by car, offering wonderful shopping facilities, amenities, restaurants, and pubs, as well as train connections to Reading (Elizabeth Line) and London Paddington.



Summary of accommodation: Reception hall, study, dining room, drawing room, snug, kitchen/breakfast room, utility room, conservatory. 5 bedrooms, family bathroom, ensuite bathroom to bedroom 1.

Double detached garage with independent annexe: Kitchen, bedroom, sitting room, shower room, cloakroom. (Potential to divide the sitting room to create an additional bedroom.)

Gardens: Long drive from the access road, secured by remote control electric gates. There are a number of mature trees, and overgrown lawn areas.

Gardens & Grounds extending to approx. 1.16 acres.

Local Facilities: Whitchurch Hill has a fine pub; The Sun. Situated within a short drive of Pangbourne village centre with its 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 and club, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering canoeing, SUP and climbing instruction.



Pangbourne and Goring offer superb transport links with a fast train service to London Paddington, Oxford and Reading (Elizabeth Line). 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 has an outstanding record. Within easy driving distance of The Oratory Schools, Pangbourne College, Bradfield College, St Andrew's Preparatory School, Cranford House, and Moultsford Preparatory School.

Directions: From Whitchurch high street, follow the road up the Hill, passing a village green and St John the Baptist church on your right, the property is the next on the right.

What3words: goodbye.aged.skewing

Post Code: RG8 7PA

Tenure: Freehold.

Some material information to note:

Mains water, mains gas, mains electrics, mains drainage.
Gas central heating.



The property has its own driveway, off-road parking and a double detached garage.

Accessibility; there is step free access from the drive to the inside of the property. Telephone connected.

Mobile signal is limited in some rooms.

Fibre broadband connected.

This is a very low-risk flood area.

Property construction is brick.

The property is not within a conservation area to the agent's knowledge.

The property is not a listed building.

There are no Tree preservation Orders to the agent's knowledge

There is a covenant in the deeds which states that only one dwelling can be built on the land.

EPC Rating: D

Local Authority & Council Tax Band: South Oxfordshire, Band H.

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





Dudley
**Singleton
& Daughter**
The Country Agent



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

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

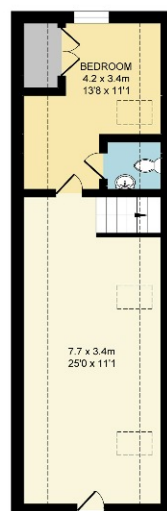
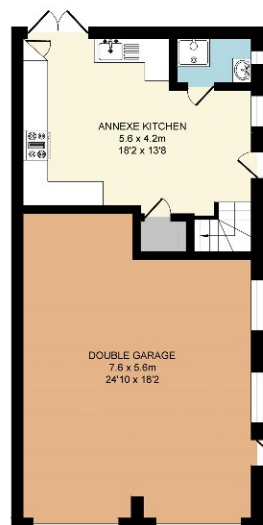
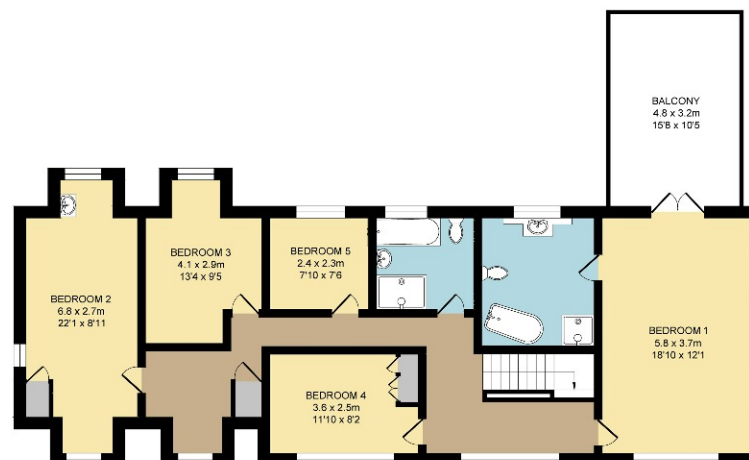
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Websites:
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rightmove.co.uk
mayfairoffice.co.uk

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15 Thayer Street,
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TOTAL APPROX. FLOOR AREA 362.0 SQ.M. (3893 SQ.FT.)
MAIN HOUSE APPROX. FLOOR AREA 270.0 SQ.M. (2902 SQ.FT.)
DOUBLE GARAGE APPROX. FLOOR AREA 39.0 SQ.M. (423 SQ.FT.)
ANNEXE APPROX. FLOOR AREA 53.0 SQ.M. (568 SQ.FT.)
BALCONY APPROX. AREA 18.0 SQ.FT. (198 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



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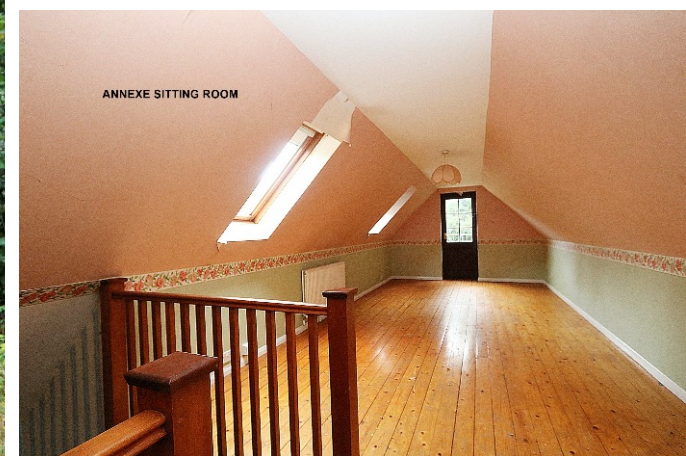




Dudley
**Singleton
& Daughter**
The Country Agent



ANNEXE KITCHEN



ANNEXE SITTING ROOM



1 Station Road, Pangbourne, Berkshire, RG8 7AN

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