



2 Whitchurch House • Whitchurch-on-Thames • Oxfordshire

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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)

A marvellous 4 bedroom attached 18th century period property built in the Georgian style.
An impressive and substantial house set within the heart of this highly sought after village with a thriving pub, The Greyhound.
Easy walking distance to Pangbourne's shops, restaurants, amenities, and station giving fast commuter links to London.
Set well back from the high street, screened by a high and very beautiful period wall.

1,632 sq ft / 152 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





The property has been the subject of a lavish, without thought of cost, redesign, and total refit to the house and gardens.

Whitchurch house is a stunning, Grade II listed property, with some later additions, first documented in the will of the Reverend Samuel Walker, Rector of Whitchurch-on-Thames. Number 2, would have probably formed a Dower House, and constructed in late 18th century.

High red brick walls screen the house from the high street, with an in and out driveway with parking immediately to the front of the property. Private and sunny landscaped gardens to the rear, with high hedges giving seclusion, and a gate giving access to parking and a garage.

Situated within the heart of one of the most sought-after Thameside villages, within easy walking distance of the highly regarded village primary school, the River Thames and Pangbourne.

Special features:

- New Neptune kitchen installed with oak & snow-white cabinetry, Decton surfaces, & new appliances, including a hot tap, electric Rangemaster cooker, central island with additional electric combi oven/microwave, and breakfast bar. New stone flooring, and new sash window overlooking front patio
- Pretty garden room is primary double glazed with large lantern skylight, bi-fold and French doors open onto the large rear summer terrace, perfect for summer entertaining
- Sitting room has a new wood burner and new skirtings to original pattern



- Oak 18mm engineered wood flooring laid to sitting room, garden room, hall, and all bedrooms
- Exterior lights with motion sensors
- Principal bedroom with vaulted beamed ceiling and large modern ensuite bathroom
- Roger Oates runner installed to stairs, with brushed chrome stair bars/rods
- High ceilings, with some large sash windows giving the property lots of light
- New underfloor heating to all floors, all rooms are individually controllable
- Fitted wardrobes installed in first floor hallway and bedroom 2
- Bedrooms on the 1st and 2nd floor have oak planked flooring
- All bathrooms and the cloakroom have been refitted to exacting standards
- New coving added to all rooms
- Entire house re-painted internally
- Back of house re-pointed with materials in line with Grade II listing
- Front of house repainted externally to Grade II listing requirements
- Whole property re-plumbed and re-wired as part of the renovation works

Gardens. The rear garden has been completely re-laid, to include new beech hedging giving seclusion, the patio has been re-laid and extended, and new exterior lights installed. Well-maintained lawns and herbaceous borders flank the stone laid path leading to the rear gate which gives access to the garage and further parking. Rear gardens approx. 23m long x 7m wide. Garden store. Front patio re-laid flagged patio to the front of the property with seating area and new retaining wall. Gravel parking area to the front (re-graveled) and single garage to the rear (parking for 3 / 4 cars). Dual vehicular access and parking to the front.



Summary of accommodation: Sitting room, garden room, kitchen/dining room, cloakroom, inner hall, 4 bedrooms, bedroom 4 currently used as a study, ensuite bathroom to bedroom 1, family shower room.

Local Facilities: Whitchurch-on-Thames has an active local community, a fine character pub; The Greyhound Inn, and just a few minutes' walk from the property is beautiful open countryside with many scenic footpaths, bridle paths and riverside walks.

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 club and floodlit courts, football pitches, a bowling club and Pangbourne Adventure Dolphin centre offering canoeing, SUP, and climbing instruction.

Pangbourne offers superb transport links with a fast train service to London Paddington, Oxford, and Reading (with Elizabeth Line), as well as buses to all local areas. 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.

Within easy reach of a number of independent schools; Pangbourne College, Bradfield College, St Andrew's Prep School, The Oratory, Downe House, Cranford House and Moulsoford Prep School.

Directions: With the Greyhound Inn pub (RG8 7EL) on your right, proceed up the High Street, and the entrance to Whitchurch House will be found on the left-hand side, please park on the street as parking at the front of the property is restricted to residents.

What3words: brittle.marine.outcasts

Post Code: RG8 7EP

Tenure: Freehold

Some material information to note:

Mains water, mains drainage.

Mains electricity and gas, new gas boiler installed 2018.

Gas fired underfloor heating installed to ground floor. Electric underfloor heating to first and second floor.

The property has driveway parking and a single garage.

Accessibility; step access to front and rear

The property is render, probably over brick, under a slate roof.

The property is within a conservation area.

It is a Grade II listed building.

BT Openreach Ultra+ broadband connected.

Mobile signal is good to all rooms.

This is a very low flood risk area.

There are no Tree Preservation Orders.

This property is accessed via a shared driveway.

We are not aware of any planning permissions in place which would negatively affect the property.

EPC Rating: n/a

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

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



Dudley
**Singleton
& Daughter**
The Country Agent



Approximate Gross Internal Area 1632 sq ft - 151.5 sq m



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 of this property, whose agents they are, give notice that:

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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.



Ground Floor

First Floor

Second Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.





2 Whirchurch House garage and parking in front of garage



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