



Fawney • High Street • Whitchurch-on-Thames

An unusually spacious, 6 bedroom, converted period coach house, set in a very beautiful, secluded spot, hidden away from the High Street by a long winding drive and set in large gardens extending to just under half an acre.

2,810 sq ft / 261 m²

Gardens & Grounds extending to 0.42 acre

(all measurements are approximate)

5 minutes' walk to Pangbourne village and station (fast trains to London Paddington 47 minutes)

• Reading 6 miles • M4 (junc 12) 6 miles • Heathrow 45 minutes by car

(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





Fawney is understood to have been constructed in approximately 1894 as the coach house and stables to the adjacent Georgian mansion Thamesbank.

The property is valuably unlisted and there is the possibility of reconfiguration of the existing accommodation, especially to the first floor, and to the integral garage which was once a coach house.

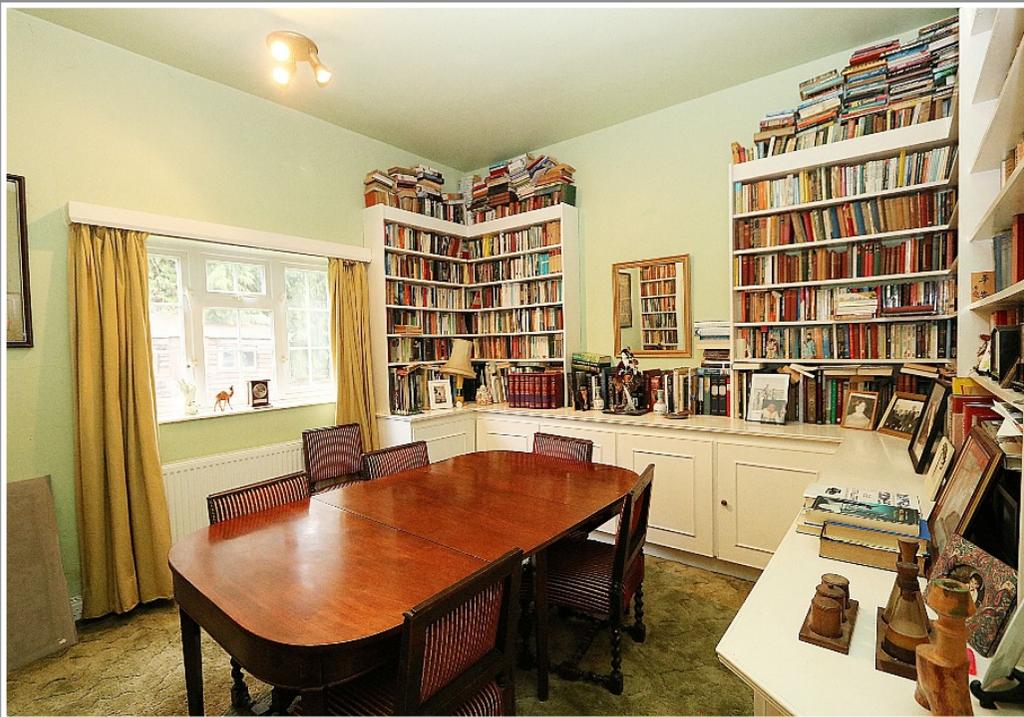
The garage area, which was once a coach house, and the accommodation above, is attached on one side to an adjoining old stable, which is converted into a separate dwelling.

Located within the heart of this highly sought after village. Within easy walking distance of the village primary school, church, The Greyhound pub and Ferry Boat Inn, the River Thames with playing fields and riverside meadows, the Thames Path, children's play area, tennis courts, football pitches, and Pangbourne Adventure Dolphin centre for canoeing, kayaking, SUP tuition and a climbing wall.

A few minutes' walk to Pangbourne's shops, restaurants, amenities, and station giving fast commuter links to Oxford, Reading and Paddington (Elizabeth Line).

Special features:

- The gardens are large and stretch in front and to the side of the property with mature trees, and shrubs. The driveway belongs to the property, and the gardens might be fenced off from the driveway if required
- Drawing room has an open fireplace flanked by bookshelves and door opening directly to the gardens
- Large dining room with fitted bookcases and shelving, with windows overlooking the side garden
- Second sitting room has access to the conservatory, and the kitchen has a door to the exterior and to the garage
- Bedroom 1 with windows overlooking the side gardens and front garden, with ensuite shower room
- Bedroom 2 has a double aspect with dressing area and wardrobes and pretty views over the front gardens
- Bedrooms 3, 4 and 5 might be reconfigured to include another bathroom
- The courtyard, which is half-owned by the adjoining property, gives access to the garage and front door
- A one-time coach house garage houses the gas-fired boiler, and has power, lighting and a substantial pair of original doors giving access to the front courtyard
- There is plenty of room to build further garaging, subject to LAPP



Summary of accommodation: Ground floor: Reception hall, drawing room, dining room, sitting room, kitchen/breakfast room, conservatory, bedroom 6/study, bathroom, cloakroom. First floor; Bedroom 1 with ensuite shower room, 4 further bedrooms, family bathroom. Double integral garage.

Gardens: Large gardens to the front and side, with mature trees and shrubs, mainly laid to lawn. Garden store and octagonal timber green house.

Gardens extending to 0.42 acre

Local Facilities: Whitchurch-on-Thames has a fine character pub in The Greyhound, which has independent street food trucks most evenings. 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 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 Paddington, Oxford, and Reading (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 few 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 School and Moulsoford Preparatory School.

Post Code: RG8 7DD

What3words: hardening.rooting.dupe

Directions: Cross over the Whitchurch Toll Bridge, past the entrance on the right to Thames Bank, turn next right, signposted Fawney. Proceed along turn left at a large gravel area in front of a three-bay garage, proceed up the drive and the property will find found on the left-hand side.

Tenure: Freehold

General:

Gas central heating. Mains gas, electricity, water and drainage
Broadband connected FTTC

Constructed mainly of red clay brick under a slate roof with some flat roof dormer extensions to the front and a single storey small extension

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not



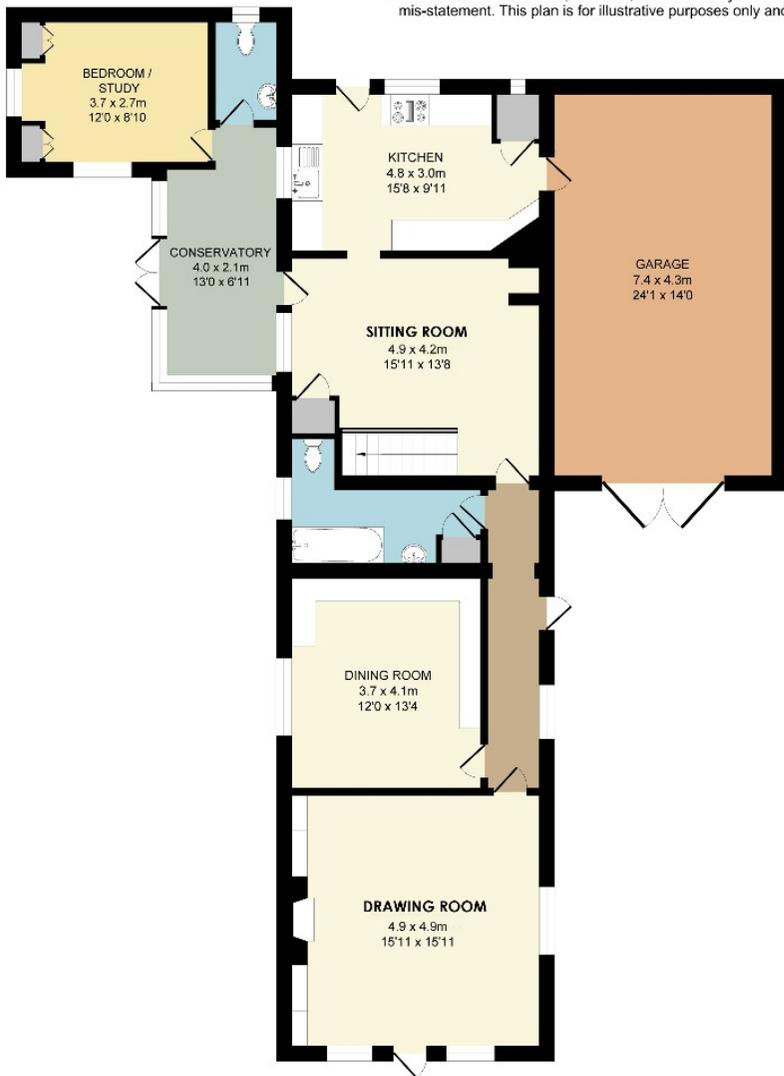


Dudley
**Singleton
& Daughter**
The Country Agent

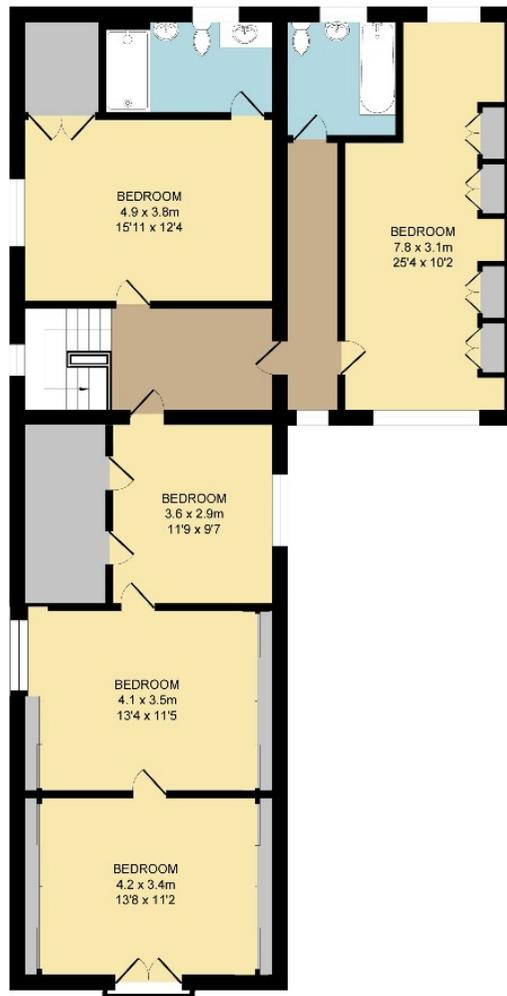


TOTAL APPROX. FLOOR AREA 261.0 SQ.M. (2810 SQ.FT.)

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



GROUND FLOOR APPROX. FLOOR AREA 145.0 SQ.M. (1561 SQ.FT.)



FIRST FLOOR APPROX. FLOOR AREA 116.0 SQ.M. (1249 SQ.FT.)

EPC Rating: E

Council Tax Band: South Oxfordshire, Band G

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

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Websites: singletonanddaughter.co.uk, rightmove.co.uk, mayfairoffice.co.uk, countrylife.co.uk

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Viewing by arrangement with vendor's agent; Singleton & Daughter 1 Station Road, Pangbourne, Berkshire, RG8 7AN
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