



The Gatehouse • Hardwick Road • Whitchurch-on-Thames

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Occupying a peaceful location in the heart of this period Thameside village, a beautiful two-bedroom, two-bathroom house, tastefully refurbished in recent years.

984 sq ft / 91 m²

(all measurements are approximate)

Whitchurch-on-Thames village centre, a few minutes' walk to Pangbourne shops and train station • Fast trains to London Paddington (47 minutes)
M4 (junc 12) 6 miles • Heathrow 45 mins • Reading 6 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





A beautiful two-bedroom, two-bathroom period house, a wing of a splendid Edwardian property. Occupying a peaceful location in the heart of this period Thameside village, within easy walking distance of the highly regarded village primary school, popular pub, the River Thames and Pangbourne with its fine selection of specialist shops, amenities, and station offering fast commuter links to Reading and Paddington, both with Elizabeth Line.

The Gatehouse has been the subject of a tasteful and very thorough refurbishment, creating an exclusive, beautiful and unique house. The renovated interior of the property has retained the best features of the period, incorporating the benefits of today's modern world, including a bespoke handmade kitchen. It would be suitable as either a primary residence or, due to its great security, a fantastic second home.

This is a peaceful and sleepy part of Whitchurch-on-Thames, with The Gatehouse offering a fine opportunity to acquire a very special village residence within a very special village.

Special features:

- The pretty bespoke handmade kitchen, with granite work surfaces, large cooking range, fitted washer dryer, large upright fitted John Lewis stainless steel fridge with glazed wine cooler and freezer. Flagstone tumbled grey



limestone flooring with underfloor heating, and windows overlooking the front patio

- The beautiful and light sitting room enjoys a double aspect with glazed French doors, giving access to both the front patio and the rear courtyard garden. Fitted with a multi-fuel stove with beam across and polished slate hearth
- The original staircase winds gently from the inner hall to the first-floor landing which has two large windows flooding this area with light
- There is a useful study area to be found on the large landing
- True to the period, the bedrooms enjoy lots of light and high ceilings, and both are doubles
- Bedroom one is fitted with a fabulous ornamental Victorian fireplace and a spacious modern ensuite shower room and a large bespoke fitted wardrobe
- Bedroom 2 has an original Victorian fireplace, and a modern bathroom lies adjacent
- The rear courtyard garden enjoys the sun from the south and is a natural sun trap with lots of room for summer dining, barbecues, etc
- Most windows and patio doors are primary double glazed

Summary of accommodation: Sitting room, kitchen, study area on landing, cloakroom, 2 double bedrooms, ensuite shower room to bedroom 1, bathroom. Single garage within an adjacent block nearby.



Local Facilities: Whitchurch-on-Thames has an active local community, a fine character pub; The Greyhound Inn, and on all sides of the village, 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 (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 short 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 School and Moulsoford Prep School.

Post Code: RG8 7HW

Tenure: House is Freehold.

Garage is Leasehold for 99 years from 1966 at a fee of £2 per annum

General:

Gas central heating

Mains electricity, water and drainage

Broadband connected FTTC

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

EPC Rating: D

Council Tax Band: South Oxfordshire, Band E

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





Dudley
**Singleton
& Daughter**
The Country Agent





The Gatehouse

TOTAL APPROX. FLOOR AREA 91.3 SQ.M. (984 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. Produced for Singleton and Daughter Estate Agents.

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- The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, 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. 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 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. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **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.





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

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