



New Place • High Street • Whitchurch-on-Thames

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Pangbourne centre & railway station 10 minutes' walk (fast trains to London Paddington 47 minutes) • Reading 6 miles • M4 6 miles
(all distances & timings approximate)

A detached 4-bedroom 3-bathroom, uniquely designed chalet bungalow. Ideally situated in the heart of one of the most sought-after Thameside villages, within easy walking distance of the highly regarded village primary school, two village pubs, the River Thames and Pangbourne with its fine selection of specialist shops, amenities, and station offering fast commuter links to London.

2,680 sq ft / 249 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





New Place has been redesigned and refitted to the highest standards in recent years, with the ground floor offering a wonderful hub of the house with an open plan kitchen, dining room and utility area, and a very large conservatory running almost the width of the rear of the property. Set back from the High Street, with brick laid driveway parking for a number of cars, and access to a double garage.

Special features:

- In keeping with most properties today, the hub of the house is the open plan kitchen
- Large sitting room with fire, sliding doors to the garden and walk through access to the conservatory
- Kitchen with 2 oven electric Aga, wide granite worksurfaces, hob with extractor over, sink with mixer tap, filter water tap and waste disposal unit, fitted microwave, fitted American style fridge freezer, fitted dishwasher
- The accommodation has 2 double bedrooms on the first floor; one has a wrought iron balcony overlooking the front garden, with glazed doors, ensuite bathroom and fitted wardrobe. A further double bedroom overlooks the rear garden with ensuite bathroom and fitted wardrobe
- Large conservatory with views to the rear garden and French doors giving access
- Utility room with island preparation unit with polished granite worksurface, fitted washing machine and tumble dryer
- Spacious reception hall
- Most of the doors are oak
- Replacement primary double-glazed windows throughout
- Large airing cupboard on the landing, with boiler and Megaflo stainless steel tank

Summary of accommodation: reception hall, sitting room, kitchen/dining room, conservatory, utility area, bathroom, two ground floor bedrooms (one used as a study). Two first floor bedrooms with ensuite shower rooms. Home office/garden room.

Gardens: Front gardens have been landscaped and include a drive and parking area, and detached double garage

Rear and side gardens have been landscaped and include well maintained lawns, flower beds, flagstone terrace area for summer dining, summer house/home office with light and power. Greenhouse. Timber garden store.

Intercom beside the garage which connects to the main reception hall

Local Facilities: Whitchurch-on-Thames has an active local community, two fine character pubs; The Greyhound Inn & The Ferryboat. 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 (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 5-minute 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.

Post Code: RG8 7ET

What3Words: inflation.purifiers.paddlers

Tenure: Freehold

Some material information to note:

Gas central heating

Mains gas, electricity, water, and drainage

Driveway parking and a detached double garage

Accessibility; there is not step free access from the street to the inside of the property

Broadband - FTTC

Mobile signal is dependent on provider. Please refer to signalchecker.co.uk

This is a very low-risk flood area

Property construction is brick under a tiled roof

The property is within a conservation area.

It is not a listed building

There are no Tree Preservation Orders

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

EPC Rating: C

Local Authority & Council Tax Band: West Berkshire, Band E

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

Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter, No. 1

Station Road, Pangbourne, Berkshire, RG8 7AN.

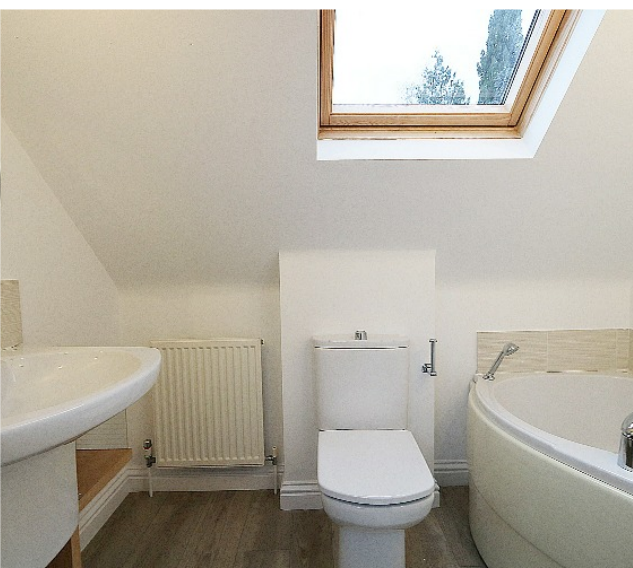
0118 984 2662

info@singletonanddaughter.co.uk

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

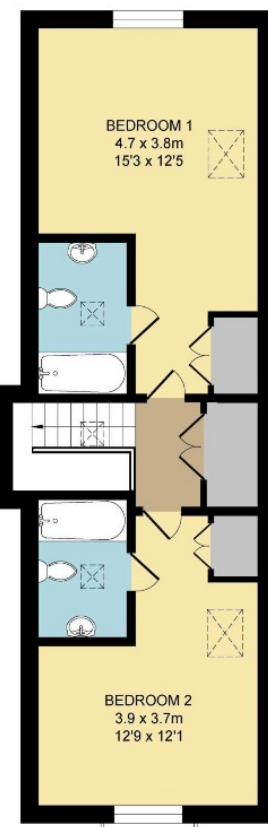
London Office: Mayfair Office, 41-43 Maddox Street, Mayfair, London, W1S 2PD







GROUND FLOOR APPROX. FLOOR
AREA 147.0 SQ.M. (1582 SQ.FT.)

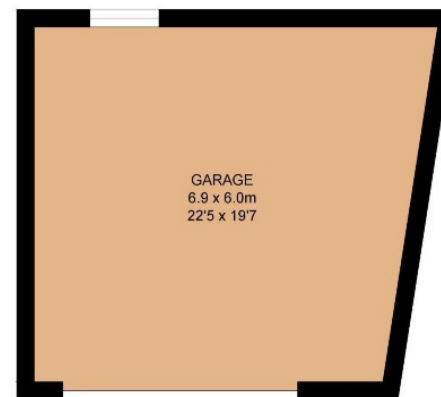


FIRST FLOOR APPROX. FLOOR
AREA 49.0 SQ.M. (527 SQ.FT.)

TOTAL APPROX. FLOOR AREA 249.0 SQ.M. (2680 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



OFFICE APPROX. FLOOR
AREA 15.0 SQ.M. (161 SQ.FT.)



GARAGE APPROX. FLOOR
AREA 38.0 SQ.M. (409 SQ.FT.)



IMPORTANT NOTICE: Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. 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.





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0118 984 2662

singletonanddaughter.co.uk info@singletonanddaughter.co.uk London Office: 41-43 Maddox Street, Mayfair, London W1S 2PD