



Boleyn Cottage • Hill Bottom • Whitchurch Hill • Oxfordshire

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A splendid detached 5 bedroom house, to include a detached converted oak framed annexe barn.
Accessed from a peaceful, pretty lane, the property offers spacious and flexible family accommodation with a self contained annexe.

Pangbourne village and station 2 miles • Goring on Thames 3.5 miles • Reading 8 miles • M4 (junction 12) 7 miles
(all distances/timings approximate)

3,101 sq ft / 288 m²
all measurements are approximate)

Your attention is drawn to the important notice on page 7





A splendid 5-bedroom detached house, to include a detached converted oak framed annexe barn. Re-designed and extended by the present owners. Accessed from a peaceful, pretty lane, Boleyn Cottage offers spacious and flexible family accommodation.

Hill Bottom is a semi-rural lane, with miles of footpaths and bridle paths setting out from the village across surrounding countryside designated an area of 'Outstanding Natural Beauty'. It is an easy short walk to The Sun pub.

The villages of Pangbourne and Goring are within easy access by car offering great shopping facilities, amenities, restaurants, and riverside pubs.

Special features:

- Detached oak framed barn annexe, with fully fitted modern kitchen to the ground floor, and a large bedroom, and shower room above
- Sitting room has an open fireplace, and French doors opening onto the side terrace
- Dining room has open period fireplace, and pretty bay window
- Kitchen/Breakfast room is fully fitted with a dual fuel range cooker with gas 5 ring hob and electric ovens, and integrated appliances
- Utility room with gas boiler, plumbing for washing machine and tumble dryer
- Oak framed garage double carport
- Ground floor cloakroom with shower
- Family room could be used as a bedroom if required, with adjacent shower room



Summary of accommodation:

Main house: Oak framed entrance porch. Large main entrance hall, inner hall, sitting room, family room/study, dining room, cloakroom with shower, kitchen/breakfast room, utility room, integrated single garage. 4 bedrooms, family bathroom. Bedroom 1 with ensuite bathroom.

Double car port.

Annexe: Kitchen, bedroom, shower room.

Gardens: South-westerly rear garden. Rear garden mainly laid to lawn, at the largest point is approximately 41m width x 21m depth. Mainly laid to lawn, with Koi carp pond to one end.

Gardens wrap around the right-hand side with a sunken sun terrace for summer dining, further lawn area to the front.

Car parking area to the front. Integral single garage with lockable up and over door.

Local Facilities: Whitchurch Hill is a quiet village, surrounded by countryside of outstanding natural beauty, yet within a few minutes' drive of Pangbourne, and Goring, both offering shops, amenities, cafes, restaurants, and fast train services to Reading, Oxford and London Paddington.



Schools: The property is located close to The Oratory Preparatory School, and a short drive from The Oratory, Pangbourne College, Bradfield College, St Andrew's Prep School, Cranford House, and Moultsford Preparatory School. The property is in the catchment area of Langtree Secondary School at Woodcote, and Whitchurch Primary School, which has an outstanding record.

Directions: With The Sun Pub (RG8 7PU) on your right, proceed along Hill Bottom, pass Hill Bottom close on your left, and the property is the third on the left.

What3words: deliver.carriage.fake

Post Code: RG8 7PT

Tenure: Freehold

Some material information to note:

Mains water.

Mains drainage.

Mains electrics.

Mains gas. Gas fired boiler.

Annexe has underfloor electric heating downstairs and an electric heated towel rail in the bathroom.

The property has driveway parking, a single garage, and a double car port.

Primary double glazed throughout, to include the annexe.

Accessibility; there is step free access from the street to the inside of the property.

Broadband is FTTC.

Mobile signal is good.

A telephone landline is connected to the property.

This is a low-risk flood area.

Main house property construction is brick under a tiled roof

Annexe is an oak framed timber building, under a tiled roof

The property is not within a conservation area?

It is not a listed building.

There are no Tree Preservation Orders

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

For details of any restrictive covenants please contact the selling agent.

EPC Rating: D

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

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

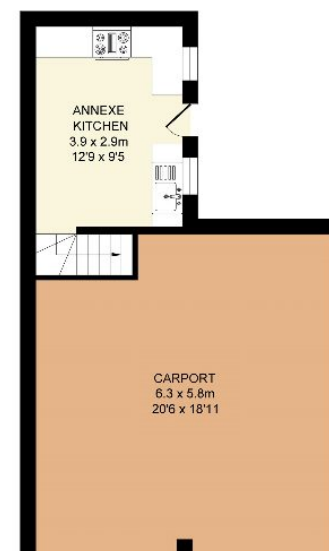
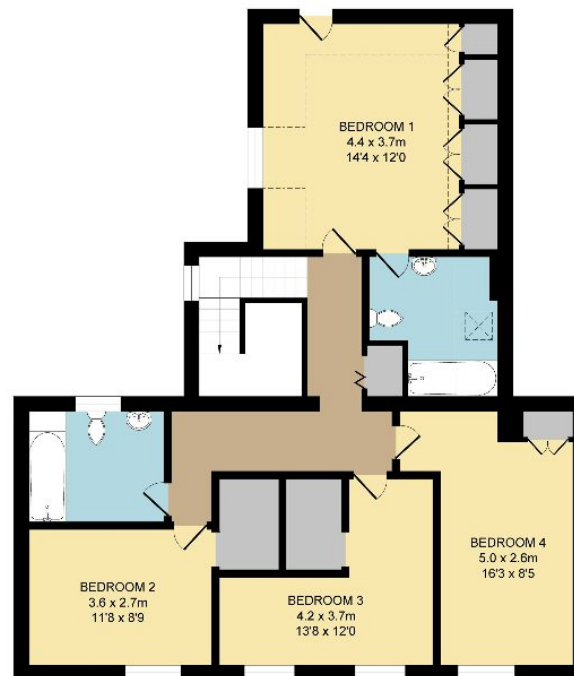
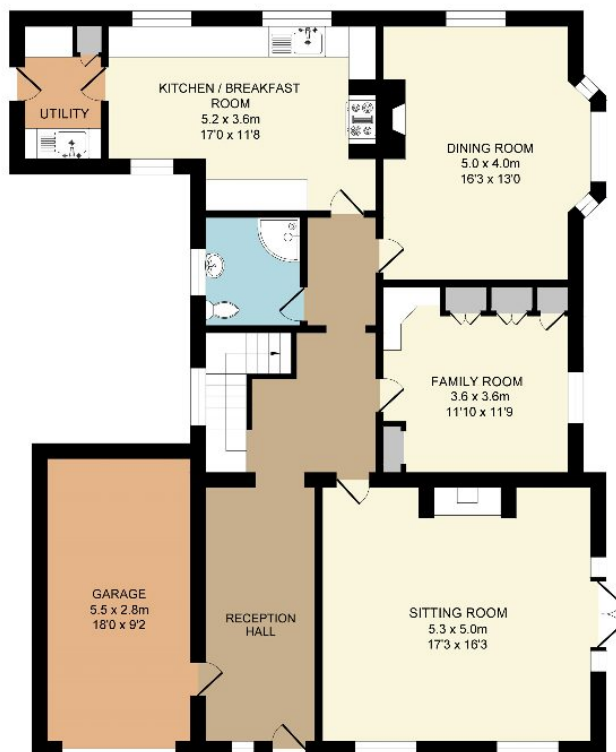
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TOTAL APPROX. FLOOR AREA 288.0 SQ.M. (3101 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. www.singletonanddaughter.co.uk



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