



STRUTT  
& PARKER  
0118 984 5757  
struttandparker.com  
For Sale

APPLE TREE COTTAGE

Apple Tree Cottage  
Hill Bottom, Whitchurch Hill

STRUTT  
& PARKER  
BNP PARIBAS GROUP

## An attractive semi-detached cottage with garden office located in a sought-after area

An attached period family home offering neutral décor throughout to provide a practical and cohesive living and entertaining environment. Located in a desirable, highly-convenient hilltop village set on the edge of the Chilterns Escarpment, it is within easy reach of local and town centre amenities and the station.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**1 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE LOCATION**



**1,531 SQ FT**



**GUIDE PRICE  
£750,000**



### The property

Apple Tree Cottage is an appealing white-rendered semi-detached family home, sensitively extended by the current owners through the addition of a lovely conservatory to offer more than 1,500 sq ft of light-filled flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space combining modern amenities with period features including casement glazing and original fireplaces, the accommodation flows from a welcoming reception hall with quarry-tiled flooring, useful storage, and cloakroom. It comprises a generous drawing room with bespoke shelving, feature open fireplace and patio doors to a spacious conservatory with glazed roof, tiled flooring and low-level brick-built walls topped by large picture glazing incorporating French doors to the rear terrace. The conservatory opens into a good sized kitchen with quarry-tiled flooring, ceiling beams, a range of country-style wall and base units, complementary worktops, a two-oven Aga, double Belfast sink, modern integrated appliances, and a door to the integral garage/utility room. The ground floor

accommodation is completed by a front aspect snug/study with feature fireplace, suitable for a variety of uses.

Stairs rise from the reception hall to the first floor, giving access to the property's four bedrooms, two to the front aspect and two to the rear, two benefitting from useful fitted storage, and to a modern family bathroom with bath and separate shower.



## Outside

Screened by mature hedging and having plenty of kerb appeal, the property is approached through a five-bar gate over a low-maintenance gravelled front garden flanked by a concrete side driveway providing private parking and giving access to the integral garage/utility room which benefits from a door to the rear aspect. The generous enclosed garden to the rear is laid mainly to lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a garden shed, a timber-built garden office with double doors to a spacious wraparound decked terrace at the end of the garden and a generous paved terrace off the conservatory, the whole ideal for entertaining and al fresco dining.

## Location

Located on the fringes of the Chilterns National Landscape escarpment, the quiet hilltop village of Whitchurch Hill has a village green, church, and popular pub. At the bottom of the hill on the Oxfordshire bank of the River Thames, Whitchurch on Thames village lies opposite to Pangbourne village on the Berkshire side of the river, both offering comprehensive local amenities. Nearby Reading offers more extensive shopping, service and leisure facilities. The rolling Berkshire Downland to the south and the start of the Chiltern Hills to the north provide easy access to recreational pursuits including walking, cycling and riding routes, riverside meadows and paths, tennis courts, football pitches, a play area, bowling club and members-only facilities at Bradfield College. Communications links are excellent: the M4 gives access to the A34, motorway network, London and its airports, and trains from Pangbourne mainline station reach London Paddington in around 45 minutes.



## Distances

- Whitchurch-on-Thames 1.7 miles
- Reading 7.5 miles
- Henley-on-Thames 10.1 miles
- Newbury 16.1 miles
- Maidenhead 18.3 miles
- Oxford 20.4 miles

## Nearby Stations

- Pangbourne
- Goring & Streatley Station
- Tilehurst Station

## Key Locations

- Beale Wildlife Park
- Stanlake Park Wine Estate
- Wellington Country Park
- Reading Abbey Ruins
- Basildon Park
- Mapledurham House and Watermill
- The Museum of English Rural Life

- Reading Museum
- Caversham Court Gardens
- Highclere Castle
- Windsor Castle
- LEGOLAND Windsor Resort
- Henley-on-Thames and River Thames
- The Living Rainforest
- Didcot Railway Centre

## Nearby Schools

- St Andrew's School
- Pangbourne College
- Langtree School
- The Oratory School
- Maiden Erlegh School
- Queen Anne's School
- Reading School
- Kendrick School
- Langtree School
- Leighton Park School
- Reddam House Berkshire





## Floorplans

Main house internal area 1,531 sq ft (142 sq m)  
 Garage/utilities internal area 111 sq ft (10 sq m)  
 Garden office & Shed internal area 117 sq ft (11 sq m)  
 Total internal area 1,759 sq ft (163 sq m)  
 For identification purposes only.

## Directions

RG8 7PU  
 ///What3words: delved.reinforce.owned - brings you to the driveway

## General

Local Authority: South Oxfordshire District Council

Services: Mains electricity, water, gas and drainage

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: D

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

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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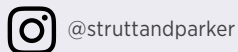
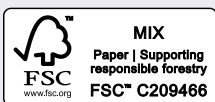
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## Pangbourne

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