



The Bothy

Oakdown Close, Whitchurch Hill

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive bungalow with double garage and generous garden located in a sought-after area

A detached single-storey property providing generous neutrally-decorated accommodation, creating an elegant and cohesive family and entertaining environment. It is in a quiet cul de sac at the heart of a desirable, highly-convenient hilltop village near to the amenities of Pangbourne and the station.



4 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE LOCATION



1402 SQ FT



**GUIDE PRICE
£825,000**



The property

The Bothy is an attractive detached family home, sensitively extended by the current owners to offer more than 1,400 sq ft of accommodation arranged over a single storey. Configured to provide an ideal family and entertaining space and featuring elegant neutral décor throughout, the accommodation flows from a welcoming entrance hall with a useful fully-tiled cloakroom/family bathroom. It comprises double glazed doors to a dual aspect sitting room with a side aspect bay window, a beamed ceiling and a feature exposed brick chimney breast with open fireplace, further double glazed doors to a front aspect dining room with built-in storage, and a study with potential for use as an additional bedroom if required.

The modern kitchen has tiled flooring, a range of wall and base units, complementary worktops, an angle with special edition millennium Aga and modern integrated appliances. It opens into a dual aspect breakfast room with further fitted units, a work surface and space for a good-sized table. Adjacent is a light-filled conservatory with tiled flooring and full-height

glazing and a feature bay incorporating a door to the rear terrace.

The accommodation is completed by a spacious rear aspect principal bedroom with a bay window overlooking the rear garden, extensive fitted storage and a large modern en suite shower room with further fitted wall and base unit storage, and by a second double bedroom with useful built-in storage.



Outside

The property is approached over a gravelled side driveway providing private parking and giving access to the detached double garage which incorporates a fitted utility area and benefits from a covered paved side verandah shielded by mature hedging, suitable for a variety of uses. The generous manicured garden surrounding the house is laid mainly to lawn bordered by well-stocked flower and shrub beds and features a timber summer house with double doors to the garden with, to the rear, numerous seating areas, a garden pond, a split-level paved terrace and a further spacious neighbouring paved terrace covered by an open-sided gazebo. The house is screened by mature hedging and is 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 and a play area. 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

- Pangbourne 2.5 miles
- Reading 7.5 miles
- Wallingford 10.3 miles
- Henley-on-Thames 10 miles

Nearby Stations

- Pangbourne
- Tilehurst

Key Locations

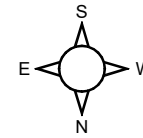
- Wallingford Museum
- Greys Court
- Nuffield Place
- Reading Abbey Ruins
- Basildon Park
- Beale Wildlife Park
- The Living Rainforest
- Mapledurham House and Watermill
- Highclere Castle
- Didcot Railway Centre
- Caversham Court Gardens

- Thames Path National Trail
- Uffington White Horse
- Ashdown House

Nearby Schools

- The Oratory School
- The Oratory Prep School
- Pangbourne College
- St Andrew's School
- Purley Pre-School
- Woodcote Primary School
- Moulsoford Preparatory School
- Cranford House School
- Rupert House School
- Queen Anne's School
- Reading Blue Coat School
- The Abbey School
- Kendrick School
- St Joseph's College
- St Bartholomew's School





Ground Floor

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

Main House internal area 1,402 sq ft (130 sq m)
Garage internal area 431 sq ft (40 sq m)
Outbuilding internal area 57 sq ft (5 sq m)
Total internal area 1,890 sq ft (176 sq m)
For identification purposes only.

Directions

RG8 7PG

///what3words: losing.transfers.safe - brings you to the property

General

Local Authority: South Oxfordshire

Services: Mains electricity, gas, water and drainage

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

Council Tax: Band F

EPC Rating: D

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

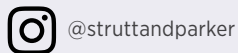
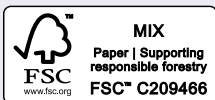
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Pangbourne

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