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## 23 BEC TITHE, WHITCHURCH HILL, OXFORDSHIRE, RG8 7NP



- Spacious detached bungalow
- Extended adaptable accommodation
- Three or four bedroom layout
- Desirable hill-top village
- Quiet close
- No onward chain

Asking Price £600,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE PANGBOURNE BRANCH ON 0118 984 5333



[davistate.com](https://www.davistate.com)



### PROPERTY DESCRIPTION

A spacious detached bungalow having been extended to provide an adaptable three or four bedroom layout. The location is desirable and the property is in a quiet close with a generous yet manageable garden. EPC Rating D

### LOCAL INFORMATION

Whitchurch Hill is a beautiful semi rural South Oxfordshire village located at the beginning of the Chilterns escarpment above Pangbourne, and also well situated for the villages of Woodcote and Goring. It is an active thriving village with many family based activities, and a playground on the Village Green next to the Church. There is a village pub, The Sun, and there are miles of footpaths and bridle paths setting out from the village. The nearest villages are Pangbourne (about 2 miles) with its shops, cafes, riverside walks, amenities, large modern Health and Medical Centre and mainline station to London Paddington and Woodcote where there is a post office, two shops and a large health centre. There are very good private and state schools nearby, including The Oratory, The Oratory Prep School and Langtree Secondary school. There is a well-regarded primary school in Whitchurch on Thames at the bottom of the hill.

### ACCOMMODATION

Large, welcoming entrance area (sun room) leading to entrance hall, cloakroom, sitting room, dining room or fourth bedroom, kitchen/dining room, three further bedrooms, bathroom.





### **OUTSIDE SPACE**

At the front, there is an attractive open-plan garden and a driveway providing parking with access to the attached garage.

At the rear, the garden is well-enclosed and easy to maintain being laid to lawn, terraces and an area for vegetables with a potting shed. There is also a timber summer house.

### **LOCAL AUTHORITY and SERVICES**

South Oxfordshire Council - [www.southoxon.gov.uk](http://www.southoxon.gov.uk)

Council Tax Band E

All main services, gas central heating.







### **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

### **MORTGAGES**

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

### **LETTINGS and MANAGEMENT**

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

### **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

### **BUYERS INFORMATION**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

### **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

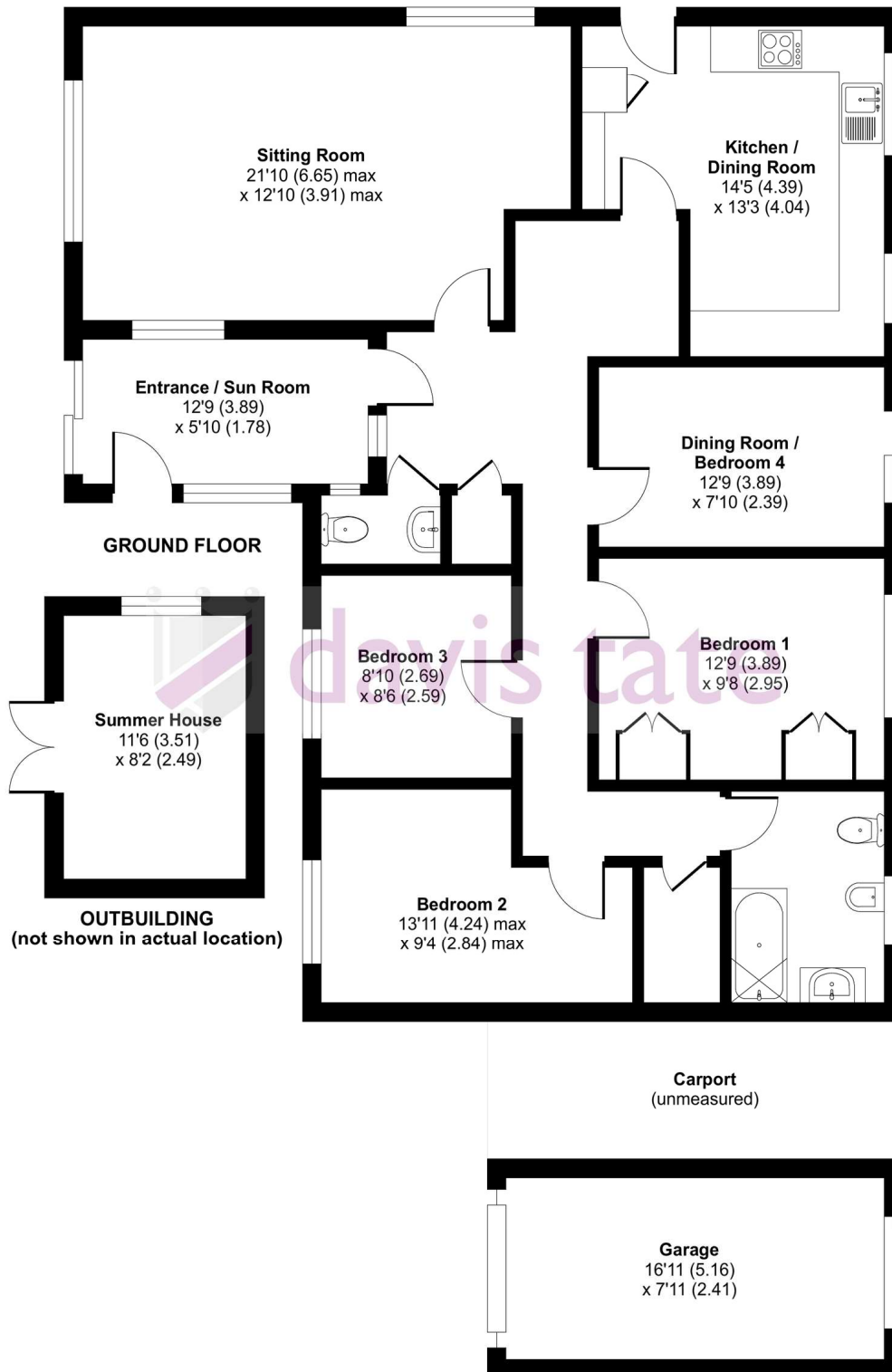
Approximate Area = 1287 sq ft / 119.5 sq m (excludes carport)

Garage = 133 sq ft / 12.3 sq m

Outbuilding = 93 sq ft / 8.6 sq m

Total = 1513 sq ft / 140.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checom 2023. Produced for Davis Tate. REF: 1027365