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16 SWANSTON FIELD, WHITCHURCH ON THAMES, READING, RG8 7HP



- Well-presented, well-specified family house
- Lovely South-facing gardens (0.23 acres)
- Extremely desirable location
- 4 bedrooms, 2 bathrooms
- Near top-rated primary school
- EPC rating C

Asking Price £1,150,000 (Freehold)

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



davistate.com

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PROPERTY DESCRIPTION

An extended and well-presented detached family house with a large, landscaped South-facing rear garden in an exceptionally desirable location. EPC Rating C.

LOCAL INFORMATION

Whitchurch on Thames is a very picturesque and historic village on the banks of the River Thames, lying within the Chilterns Area of Outstanding Natural Beauty. Most of the village is designated as a Conservation Area. There is an ancient church, a thriving primary school and two welcoming pubs. Across the River Thames, reached by a listed toll bridge, are all the facilities of Pangbourne including numerous shops, pubs, restaurants, health centre and railway station (to Reading, Paddington and Oxford).

ACCOMMODATION

Briefly, the accommodation is as follows: entrance hall, cloakroom, study, sitting room, large kitchen/dining/family room, principal bedroom with en suite shower room, three further bedrooms and family bathroom.

OUTSIDE SPACE

Externally there is an integral double length garage with utility area and lovely South facing gardens (plot size 0.23 acres). These have been skilfully landscaped (see photos) and are perfect for the family or for entertaining.

LOCAL AUTHORITY and SERVICES

South Oxfordshire Council - www.southoxon.gov.uk

Council Tax Band F

All main services, gas central heating, double glazing.









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. Other important information which you need to know about this property can be found at davistate.com

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

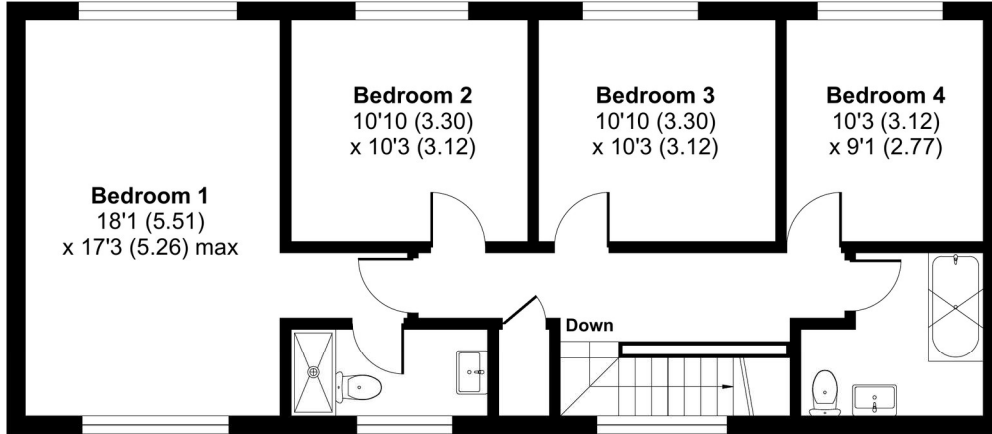
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 2076 sq ft / 192.8 sq m (includes garage)

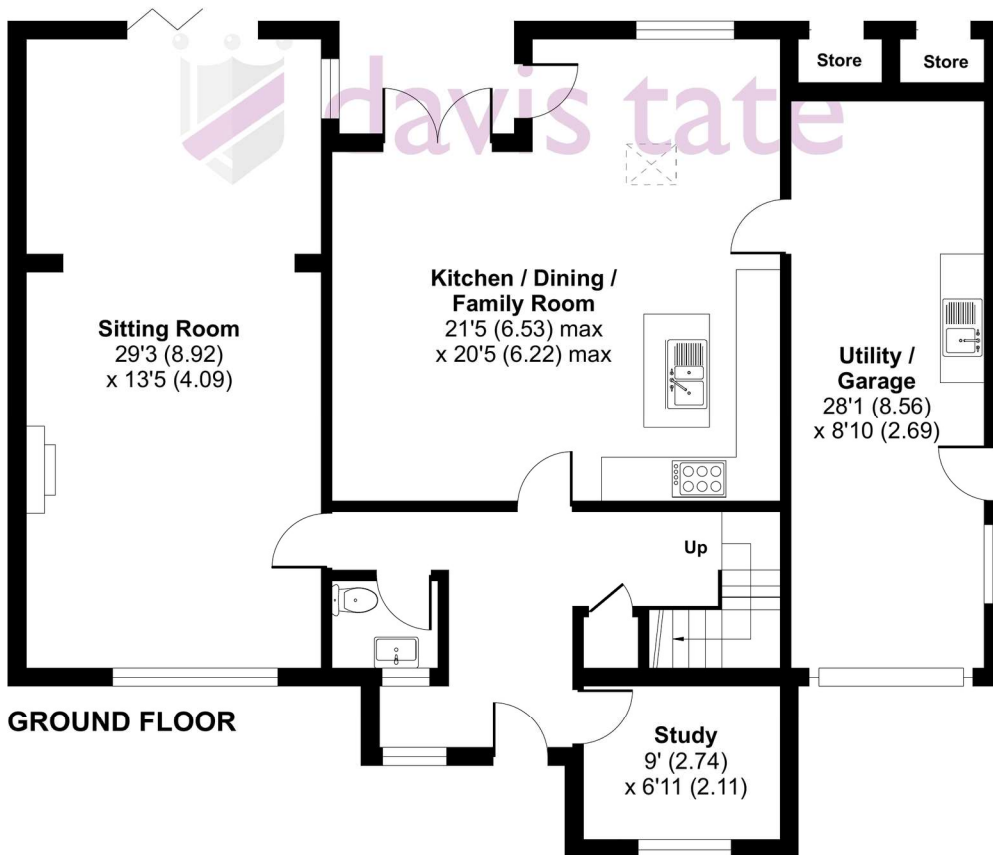
Stores = 15 sq ft / 1.3 sq m

Total = 2091 sq ft / 194.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'ichecom 2024. Produced for Davis Tate. REF: 1104848