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## 3 HILL BOTTOM CLOSE, WHITCHURCH HILL, READING, OXFORDSHIRE, RG8 7PX



- Detached family house
- Large garden
- Potential to extend, subject to consents
- Quietly situated
- Desirable hill-top village
- No onward chain

Asking Price £625,000 (Freehold)

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



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## PROPERTY DESCRIPTION

A detached family home with a large garden quietly situated in a desirable hill-top village. No onward chain. Awaiting EPC Rating.

## 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 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

Entrance vestibule with cloakroom, hall, sitting room, dining room, kitchen, utility room (at the back of the garage), three double bedrooms, shower room (formerly a bathroom).

Some owners of houses of the same design have changed the staircase to enable the very large principal bedroom to be converted to two rooms resulting in four first floor bedrooms.





### OUTSIDE SPACE

To the front: lawned front garden with long driveway providing parking for two vehicles. This leads to an ATTACHED GARAGE with utility room/workshop behind.

The REAR GARDEN is of a generous size and laid principally to lawn with trees and bushes.

### LOCAL AUTHORITY and SERVICES

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

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## 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](http://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.

