

FIRHILL PLANTATION

WHITCHURCH-ON-THAMES • OXFORDSHIRE



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*A charming country house set on a south facing escarpment with panoramic views
with 36 acres of beautifully natural and partly wooded grounds*

Accommodation

Entrance hall • drawing room • dining room • study • kitchen/breakfast room • cellar • domestic offices • 2 wc's

Master bedroom with en suite bathroom • 7 further bedrooms and family bathroom

Landscaped gardens • thatched summer house • outdoor pool with pool house • green houses and garden stores
Paddocks and woodland in all about 36 acres

Planning permission has also been granted for the replacement dwelling on the site
for a 8,100 sq ft house which would comprise

5 reception rooms • 8 bedrooms • 6 bathrooms and an indoor swimming pool complex



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These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.





Situation

(All distances and times are approximate)



- Pangbourne 1 mile
- Reading 6 miles
- Newbury 15 miles
- Oxford 16 miles
- Henley-on-Thames 12.5 miles



- Pangbourne (London Paddington from 60 minutes)
- Reading (London Paddington 25 minutes)



- M4 (J12) 6 miles



- Heathrow 37 miles
- Gatwick 70 miles



- The Oratory 4 miles
- Bradfield College 5 miles
- Moulsham Preparatory School 8 miles
- Elstree 9.5 miles



- Huntercombe
- Sunningdale
- Wentworth

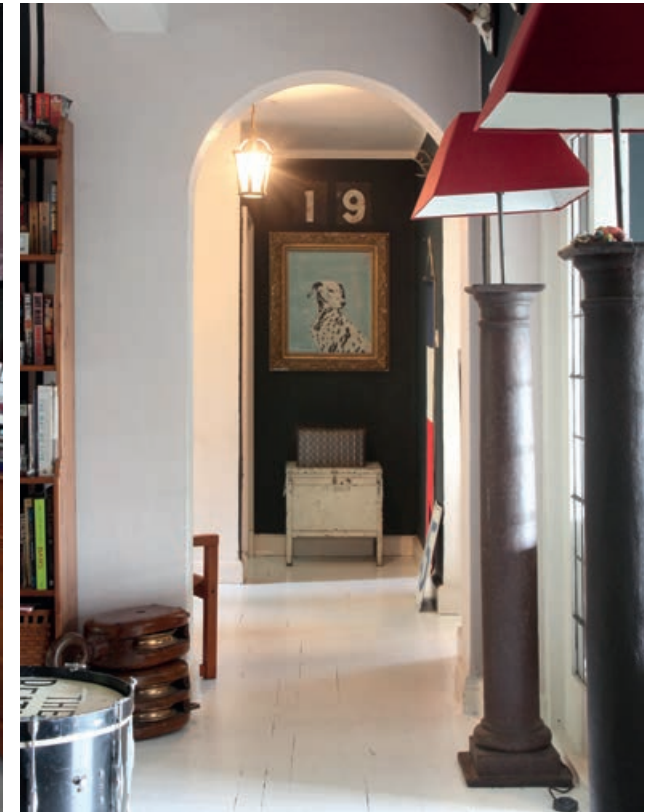


- Ascot
- Windsor



- At various locations on the River Thames including the Royal Henley Regatta course at Henley-on-Thames along with marina facilities at Wargrave and Caversham





Firhill Plantation

- The Firhill Plantation is situated in an enviable position on the edge of the village of Whitchurch-on-Thames, a short walk from the River Thames and the pretty village of Pangbourne
- Pangbourne provides an excellent range of local facilities whilst the larger centres of Reading, Newbury and Oxford are all nearby
- The property is situated in extensive private grounds of about 36 acres in an area renowned for its outstanding natural beauty
- It has particularly spectacular views across Pangbourne and the Thames valley and within the last 2 years, planning permission has been granted for a replacement dwelling of about 8,100 sq ft should the new owner wish to build a much larger house
- The current property was built just before the second World War and still retains many of its original features. Unusually for a thatched house, the property has light and airy main reception rooms and bedrooms due to its elevated position and numerous south facing windows













Rear Elevation



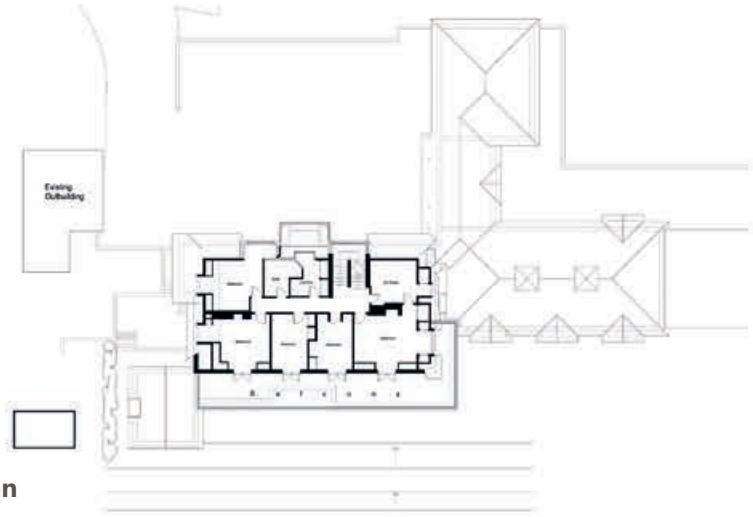
Side Elevation



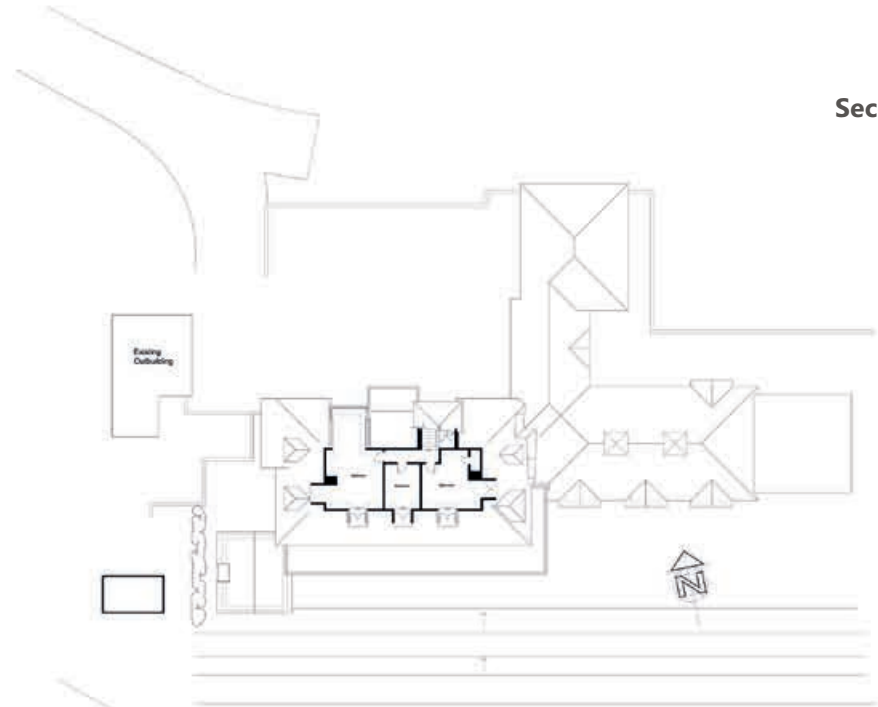
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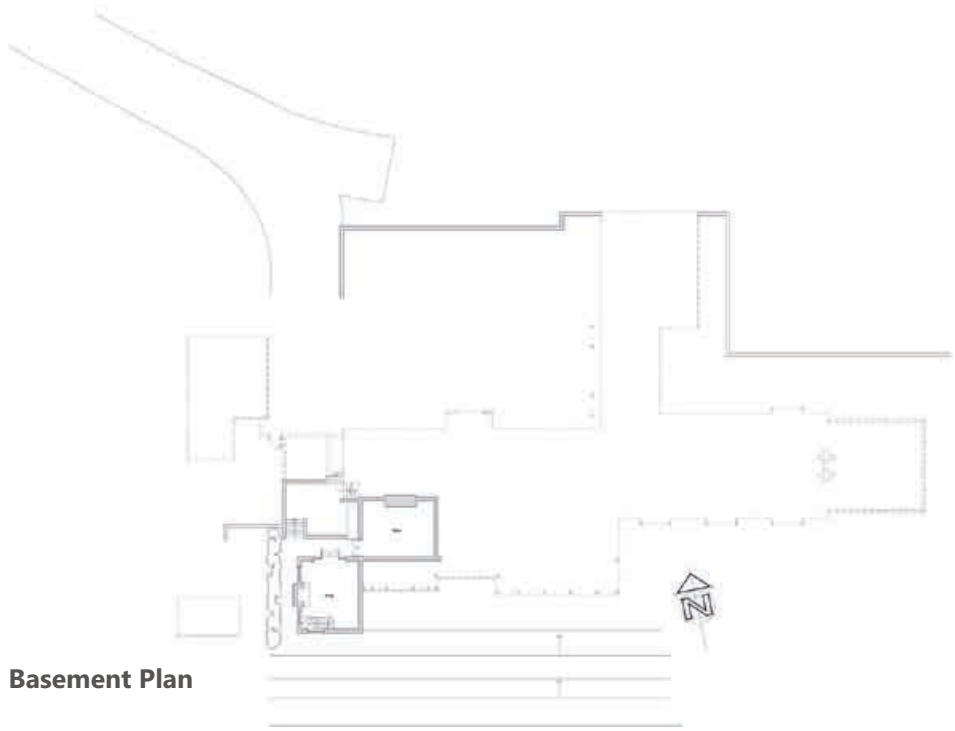
Front Elevation



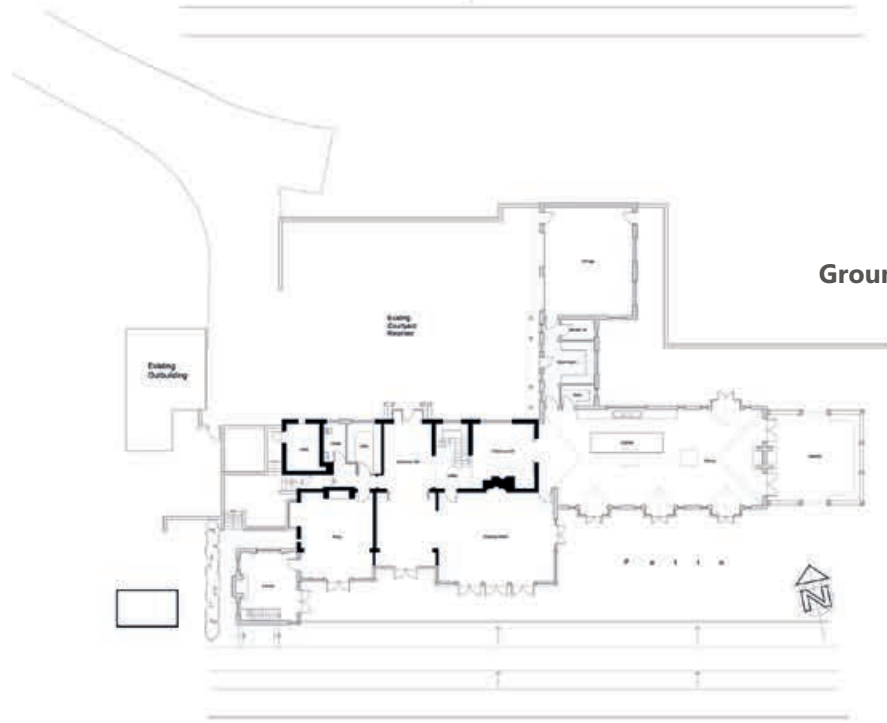
First Floor Plan



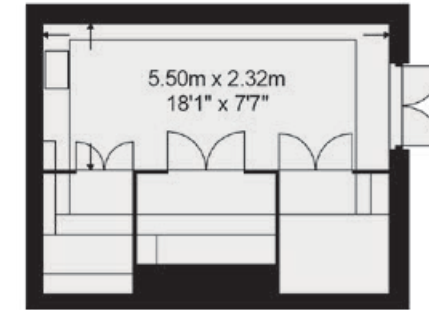
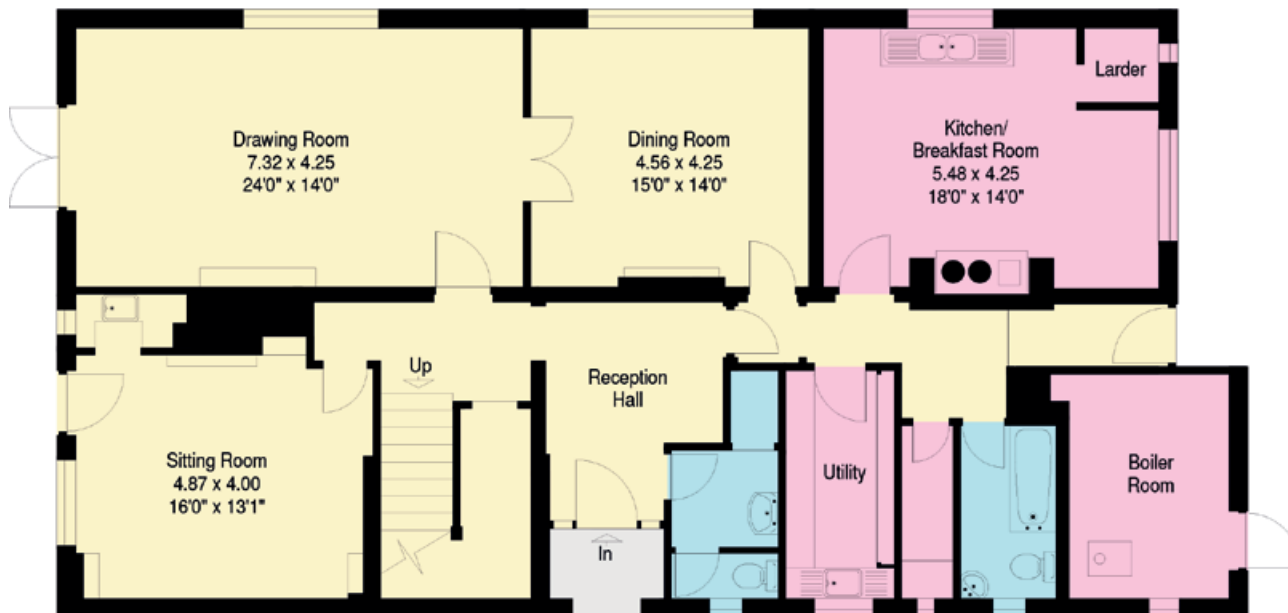
Second Floor Plan



Basement Plan



Ground Floor Plan



FIRHILL PLANATION
 Approximate Gross Internal Floor Area
 402.2 sq.m. / 4329 sq.ft.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

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Gardens and Grounds

- These are a particular feature of the property and have been cleverly designed to make the very most of the amazing views. Adjacent to the house are tiered lawns of about 2.5 acres leading down to a stock fenced pony paddock of about 7.5 acres.
- Beyond the main lawns and the house is an entertainment area including an outdoor heated swimming pool with large raised wooden terrace, pool house and changing rooms

- Beyond the formal gardens and grounds are a further 26 acres but mostly untouched and enchanting mature woodlands including a further paddock at the far eastern boundary

Services

Mains water and electricity, oil-fired central heating, private drainage

Local Authority

South Oxfordshire District Council, 01491 823 000

Directions (RG8 7NT)

From Pangbourne, proceed out of the village via the Whitchurch toll bridge (20p) entering Whitchurch-on-Thames. Continue the length of the high street passing the Grey Hound public house on the right. Proceed up the hill through the narrow stretch and the driveway to Firhill is after about 55 yards on the right hand side opposite the war memorial cross.

Viewing

Viewing is strictly by appointment only via Knight Frank.



Important Notice

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