



# Stunning family home in peaceful location

Hunters Moon, Hill Bottom, Whitchurch Hill, South Oxfordshire, RG8 7PT

Freehold









Entrance hall • family room / cinema room • cloakroom  
kitchen / dining / sitting room • principal bedroom en  
suite • 2 further double bedrooms • family bathroom  
garden • outside office / gym • swimming pool • garden

### Situation

Hunters Moon is situated in a peaceful, semi rural location overlooking fields on the edge of the hamlet of Goring Heath. The property enjoys fine views from the front over the surrounding countryside. Local facilities are available in Pangbourne where there is a range of shops, banks, post office, restaurants and public houses. More extensive facilities are available in nearby Henley-on-Thames and Reading.

Notwithstanding its rural setting, communications within the area are excellent with the M4 J2 providing access to London or the West Country. There is also a regular train service from Reading to London Paddington with Crossrail which is due to open from Reading in 2021/22.

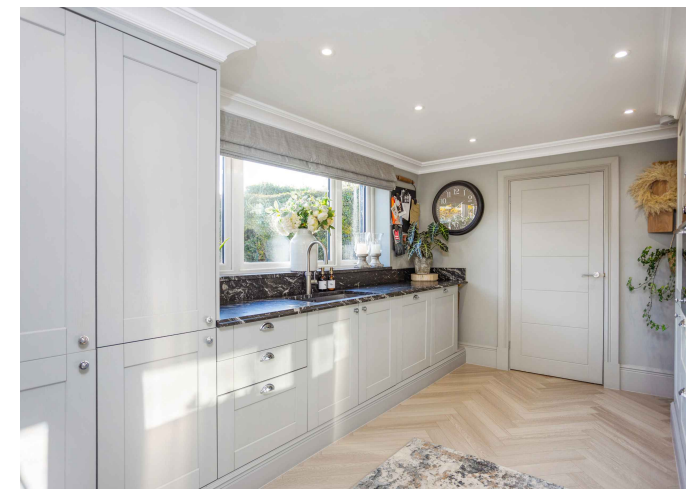
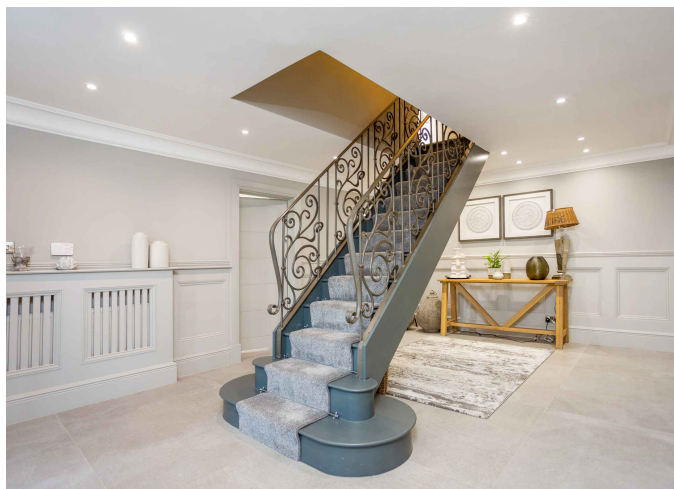
There is schooling nearby of excellent repute that include Moulsoford, Cranford House, The Oratory, Pangbourne College and Bradfield College. Sporting and recreational facilities include racing at Windsor, Ascot and Newbury and riding and walking in the surrounding countryside and the Thames path.

### Description

Hunters Moon is a light and spacious 5 bedroom detached family home. The property has undergone recent thorough renovations and now provides beautifully appointed accommodation.

The front door opens into the impressive hallway with a spectacular central staircase that leads to the first floor. Off the hall there is a cinema room that overlooks the front and large cloakroom with built in storage and butlers sink.

The kitchen / dining / sitting room is a real feature of the house. The room features herringbone flooring, with the kitchen being well appointed with plenty of wall and base units, integrated appliances that include; an oven, steam oven and baking oven, induction hob and 2x dishwashers. There is a large central island with breakfast bar at the end. The living area has views over the fields and countryside to the front. There are bi fold doors at the side and rear, providing access to the swimming pool area and rear garden.





On the first floor the principal bedroom enjoys a striking triangular gable window overlooking the fields opposite and boasts a luxurious Porcelanosa fitted en suite. There are 4 further double bedrooms and family bathroom that is also fitted by Porcelanosa.

### Outside

Hunters Moon is accessed via an electric gate, the driveway provides parking for several vehicles. The rear garden is a real feature of the property, there is a large patio area with a BBQ and pizza oven, perfect for alfresco dining. Steps lead up to a lawn with a sunken trampoline and path to the home office / gym. To the side of the house there is a heated swimming pool. The garden has been beautifully landscaped and is enclosed by fencing, pleached trees and hedging.

### Directions

From Henley-on-Thames proceed towards the main traffic lights and carry straight on up Gravel Hill to Rotherfield Peppard. Once through Rotherfield Peppard take the right hand turn through Gallowstree Common and Cane End. At Cane End turn right onto the A4074 and take the first left to Goring (B4526). Continue along this road and at the crossroads turn left towards Goring Heath, then take the first right onto Goring Heath Road for 0.7 miles.

Take the first right into Hill Bottom and the house will be found a short way up on the left handside.

### General remarks and stipulations

#### Tenure

Freehold with vacant possession on completion.

#### Services

Mains water, electricity, gas and drainage. **In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.**

#### Local authority

South Oxfordshire District Council

#### Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

#### Viewing

Strictly by appointment with Savills.









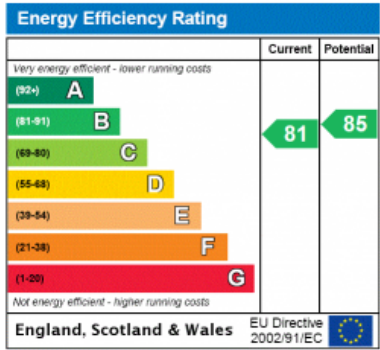
Approximate Area = 286.8 sq m / 3087 sq ft  
Office = 16.7 sq m / 180 sq ft  
Total = 303.5 sq m / 3267 sq ft  
Including Limited Use Area (14.1 sq m / 152 sq ft)  
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Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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