



4 BRIDLE PATH

WOODCOTE ♦ OXFORDSHIRE

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Goring on Thames - 3 miles ♦ Pangbourne on Thames - 3.5 miles
♦ Wallingford - 7 miles ♦ Reading - 8 miles ♦ Henley on Thames
- 11 miles ♦ M4 at Theale (J.12) - 9 miles ♦ M40 at Lewknor (J.6) -
16 miles ♦ Oxford - 18 miles (Distances approximate)

Situated in the quiet heart of Woodcote in the beautiful South Oxfordshire Chilterns, within close walking distance of local amenities, highly regarded schooling and extensive woodland paths, in addition to being a short drive away from Goring & Stratley mainline railway station providing direct access to London Paddington within the hour.

A contemporary 4-bedroom family home of generous proportions and accommodation of approximately 1506 sq ft / 140 sq m set in established gardens and grounds with private driveway parking.

♦ Spacious Contemporary Accommodation of approximately
1506 sq ft / 140 sq m

- ♦ Entrance Hall
- ♦ Sitting Room with bay window area for dining
- ♦ Open Plan Family Room
- ♦ Kitchen with pantry
- ♦ Utility Room
- ♦ Downstairs Toilet

- ♦ Galleried Landing with study area and shelved storage
- ♦ Master Bedroom with En-Suite Shower Room & fitted wardrobes
- ♦ 2nd Bedroom with fitted wardrobes
- ♦ 3rd Double Bedroom with bay window
- ♦ 4th Bedroom - large single
- ♦ Family Bathroom

♦ Integral Garage

- ♦ Private Gated Forecourt for multiple vehicles
- ♦ Mature Grounds to Front, & Rear South-West facing garden with Shed



SITUATION

The village of Woodcote, which lies just off the Reading to Oxford Road, is situated in an area of 'Outstanding Natural Beauty' surrounded by the scenic countryside of the Chilterns, with extensive beech woodlands and undulating fields. The village is some 500' (160 metres) above sea level and there are glorious far-reaching views from several parts of the village. Originally a small community based on farming and the countryside, Woodcote has grown substantially, especially during the 1960s and 1970s, is now a thriving village with a good range of local amenities including supermarket, nursery/garden centre, two public houses, modern health centre and excellent education facilities with two toddler playgroups, primary and secondary schools. In addition to local well revered primary and secondary schools, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; Langtree School, The Oratory Preparatory, The Oratory, Cranford House, Moulsoford Preparatory, Pangbourne College, Abingdon Boys and The School of St Helen & Katharine.

Near the centre of the village is the Parish Church, which was rebuilt in 1846 in a Norman style on the site of the original Norman structure, with a few traces of original walling still surviving. Woodcote House, an historic country mansion built in the 1730s, now forms part of the Oratory School, standing in extensive park like grounds east of the main village. A variety of local activities appealing to young and old are based in the Village Hall and nearby Community Centre and which are well publicised in the monthly village newspaper, the Woodcote Correspondent, circulated to all local residents.

Woodcote has good road communications with easy access for Reading, Henley, Oxford and the M40 and M4 networks. A bus stop is within a one- minute walk of the property and provides a half-hourly service to Reading, Wallingford and Oxford.

For rail commuters there are mainline stations locally at Pangbourne and Goring on Thames, as well as Reading, all providing fast services up to London (Paddington).

Bridle Path leads into the very centre of the village, comprising a mixture of properties reflecting the development of the village over the past 200 years with one or two properties dating back to bygone times.

Crossrail services have commenced from Reading which together with the electrifying of the line has significantly improved travelling times to central London destinations.

PROPERTY DESCRIPTION

4 Bridle Path is a stunning semi-detached family home affording spacious and very flexibly arranged 4-bedroom accommodation of approximately 1506 sq ft / 140 sq m. On the ground floor the entrance hall leads to the open-plan sitting room with dining area and through to the family room. The beautifully fitted kitchen adjoins with a host of in-built appliances, a pantry, a separate utility room and a downstairs toilet. On the first floor, there is a galleried landing, suitable for use as a study area, three double bedrooms, the master having an ensuite shower room and built-in wardrobe, bedroom 2 with built-in wardrobes, bedroom 3 with bay window, bedroom 4 a large single, and a family bathroom.

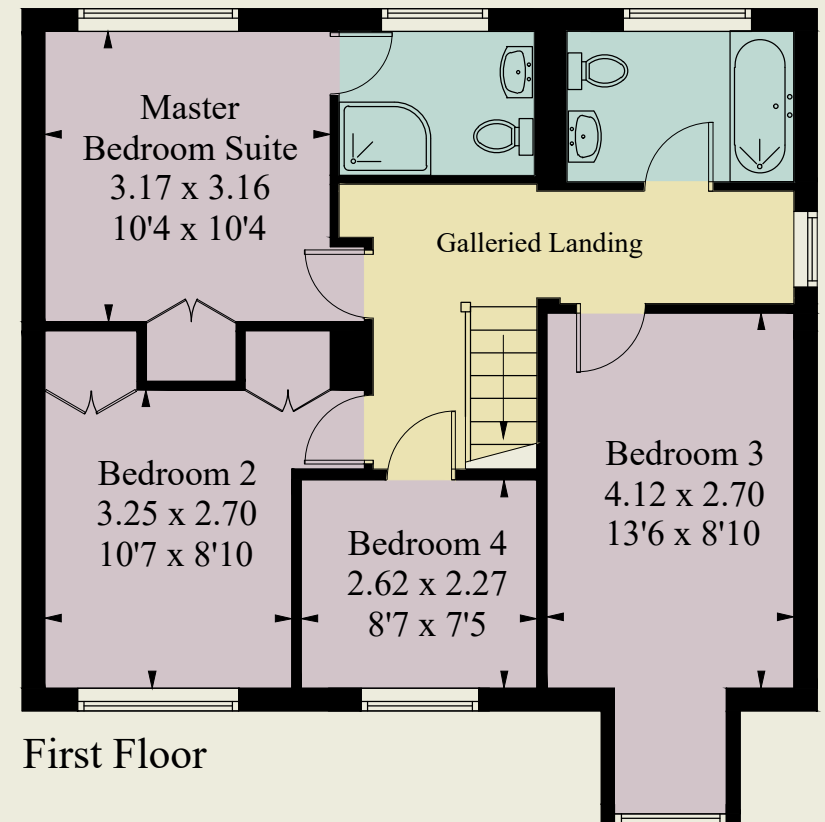
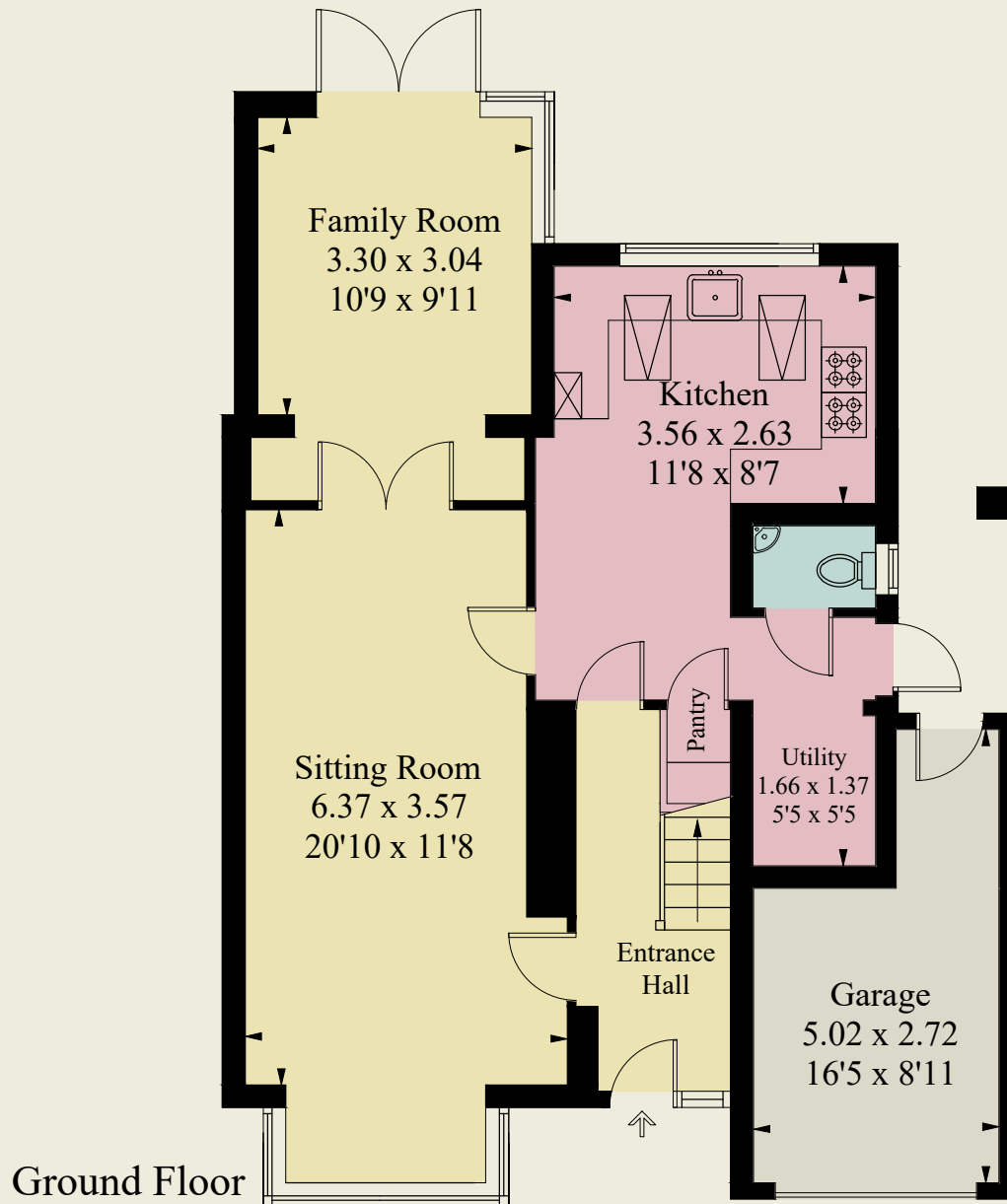
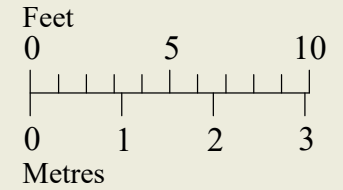
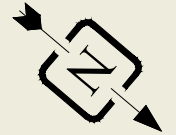
OUTSIDE

The house has a wide frontage with a gated entrance opening into the spacious driveway providing ample private parking space. The driveway is flanked by a planted border and front lawn. There is access around the side of the house to the rear, where the delightful garden is mainly laid to lawn with a shed and with mature shrubs adding interest and colour and patio seating area for al-fresco dining and entertaining carefully placed to take advantage of the sunshine throughout the day.



4 Bridle Path, Woodcote, Oxfordshire, RG8 0SE

Approximate Gross Internal Area (including Garage) = 140 sq m / 1506 sq ft



CREATESPACE DESIGN ref 401

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



GENERAL INFORMATION

Services: All mains services are connected to the property. Central heating and hot water from newly installed gas boiler.

Council Tax: E

Energy Performance Rating: C

Postcode: RG8 0SE

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street where at the railway bridge junction turn right and then next left into Reading Road. Continue along this road and up out of the village and on reaching the crossroads at Crays Pond in a further 2 miles turn left signposted for Woodcote. Proceed for a further mile and on reaching Woodcote continue into the central part of the village turning right into Bridle Path, found on the first set of cross roads. 4 Bridle Path will be found on the right hand side after CO-OP.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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