



# PAVILLION HOUSE

WOODCOTE ♦ OXFORDSHIRE



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Goring on Thames & Station - 3 miles (London Paddington in under the hour) ♦ Reading - 8 miles ♦ M4 at Theale (J12) - 9 miles

♦ Henley on Thames - 11 miles ♦ Oxford - 18 miles

(Distances and times approximate)

Overlooking the pavillion in the middle of this highly regarded Chiltern village and walking distance to all village amenities, outstanding schooling, extensive woodland paths, and only a short drive from Goring & Streatley mainline railway station providing direct access to London Paddington within the hour.

Built in 2010, Pavillion House is one of a pair of semi detached 4 bedroom, 2 bathroom houses with generous accommodation totalling approximately 2,389 sq ft.

♦ Private Gravelled Driveway

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♦ Covered Entrance Porch

♦ Entrance Hall

♦ Sitting Room with Wood burner

♦ Family Room

♦ Cloakroom

♦ Kitchen/Breakfast Room

♦ Utility Room

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♦ Landing

♦ Main Bedroom With En-Suite Bathroom

♦ 3 Further Double Bedrooms

♦ Family Bathroom

♦ Large Loft Room

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♦ In All Approximately 2,389 sq ft

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♦ Private Rear Garden



## 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 having well revered local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St 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. 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).



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

### PROPERTY DESCRIPTION

Pavillion House sits opposite the village pavillion in a prime position within Woodcote. Built in 2010, it benefits from modern well appointed highly efficient accommodation. Entrance is into a lovely hallway with stair access. The hallway extends through the house and incorporates a large cupboard which goes under the stairs. The sitting room has a lovely bay window overlooking the front and there is a wood burner. Next door is the family room and then the cloakroom. At the back of the house is the large kitchen breakfast room with island, in-built larder and bi-fold doors overlooking the garden, giving a wonderful "inside outside" feel. There is a separate utility room with back door. Upstairs is a large landing area with airing cupboard and loft room access. A drop down wooden ladder takes you up to this generous

loft space with eaves storage. A permanent staircase up to this room could be easily built, subject to building regulations. The main bedroom overlooks the back of the house and is vaulted offering a lovely light and spacious room. It also benefits from having an ensuite shower room. There are 3 further double bedrooms and a separate bathroom making it a wonderful family home.

### GARDENS & GROUNDS

The property is approached through a five bar gate and onto the gravelled driveway. Hedging at the front offers privacy and a low fence separates next door. A gate on the right hand side takes you through to the rear garden. There is a shed tucked away in the corner and then the garden opens up offering a lovely west facing aspect. A terrace coming off the kitchen offers a wonderful opportunity for al fresco dining. At the bottom of the garden is a further seating area. Mainly laid to lawn, the garden is part fenced and part walled with pretty borders, shrubs and trees.

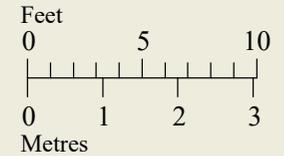
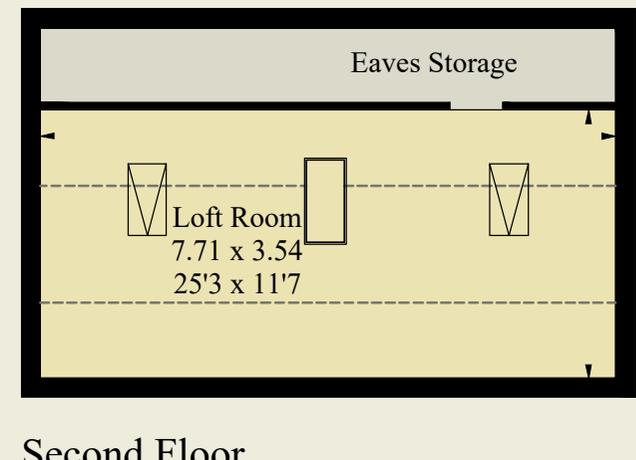
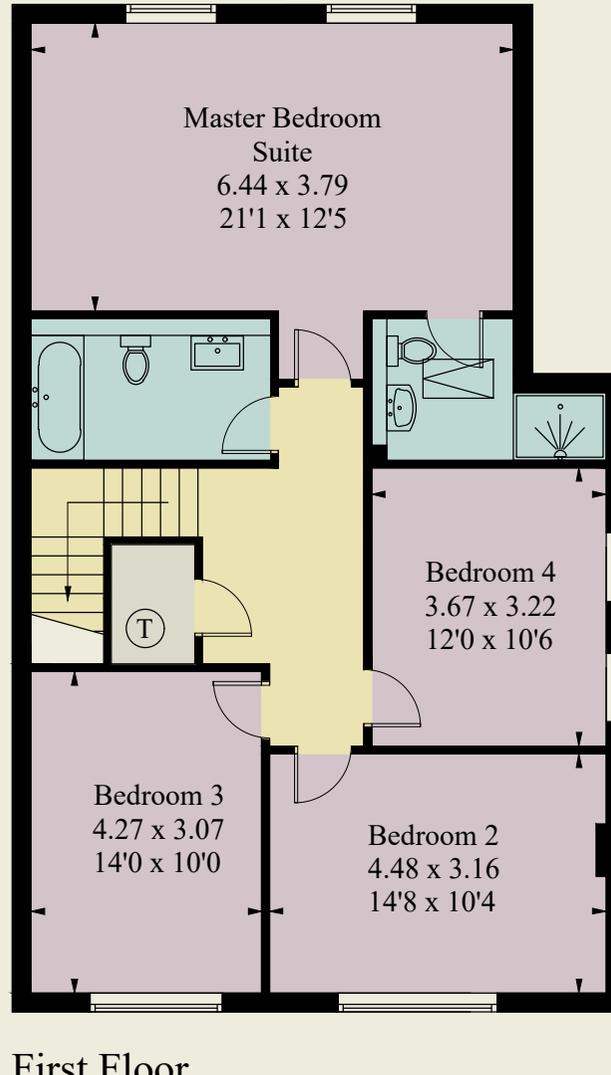
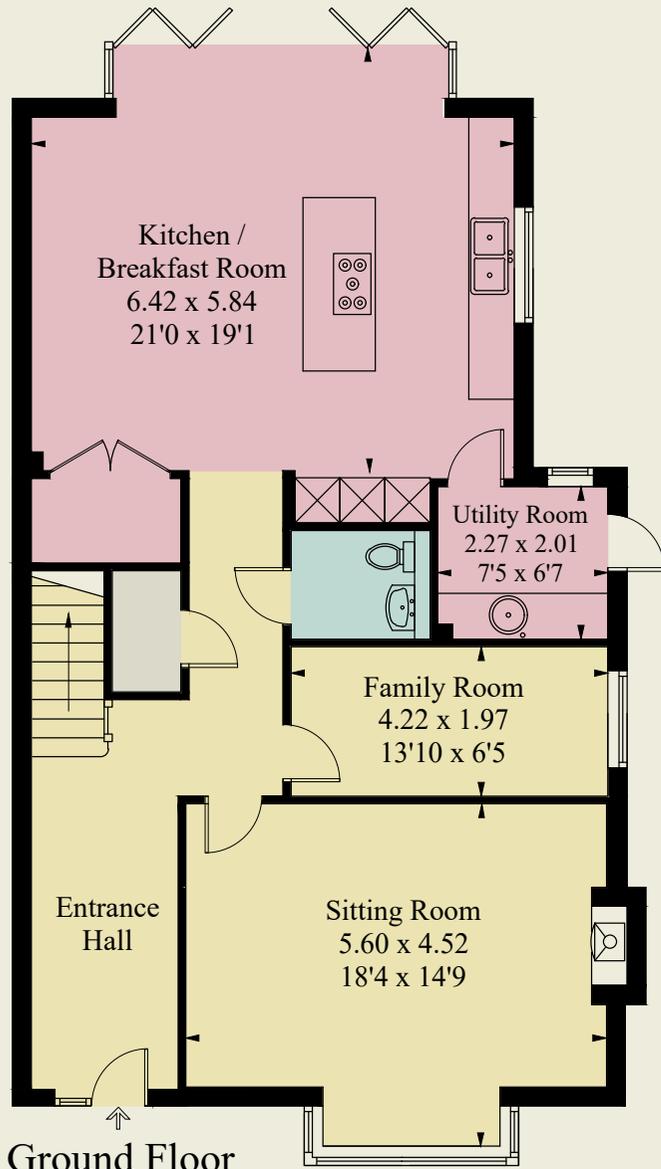


# Pavillion House, Goring Road, Woodcote, Oxfordshire, RG8 0SD

Approximate Gross Internal Area = 189 sq m / 2034 sq ft

Loft Room = 11 sq m / 118 sq ft      Limited Use Area = 22 sq m / 236 sq ft

Total = 222 sq m / 2389 sq ft



 = Limited Use Area

CREATESPACE DESIGN ref 452

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



## GENERAL INFORMATION

**Services:** Mains electricity, water, and drainage are connected to the property. Central heating and domestic hot water from gas fired central heating. Underfloor heating to the whole of downstairs.

**Council Tax:** F

**Energy Performance Rating:** B

**Postcode:** RG8 0SD

**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. At the railway bridge junction turn right and then left into Reading Road. Continue out of the village up White Hill and on reaching the crossroads at Crays Pond in approximately 1¼ miles, turn left for Woodcote. On entering Woodcote in a further mile, take the 2nd main turning in to Whitehouse Road, and No 36 will be found on the right hand side on the corner of the second West Chiltern entrance.

## 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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