



GLENELG

WOODCOTE ♦ OXFORDSHIRE

Warmingham
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GLENELG

WOODCOTE ♦ OXFORDSHIRE

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 (Distances approximate)

An individual detached 3 bedroom bungalow, occupying a quiet & secluded position within this popular village well served by local shops and schools and surrounded by scenic Chilterns countryside.

Standing well back in a delightful mature garden plot overlooking fields to the rear, with private driveway and attached garage. The property offers potential for improvement and further enlargement subject to relevant planning permissions. No onward chain.

♦ Entrance Hall with Cupboard

♦ Fitted Kitchen

♦ Conservatory

♦ Sitting Room

♦ 3 Bedrooms

♦ Family Bathroom with Bath and Shower

♦ Private Driveway

♦ Attached Garage

♦ Mature Rear Gardens



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, Moultsford 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

Approached over a quiet lane, Glenelg stands well back in its delightfully secluded plot behind a hedged boundary. The gravelled driveway allows parking for 3 cars. Entrance is into a long hallway which has integral garage door and utility cloakroom. It is a single garage with electric door. The hall extends to the conservatory at the far end of the house and offers wonderful garden views and direct access onto the terrace, perfect for "al fresco" dining. The kitchen is fully fitted and overlooks the front of the property and the sitting room benefits from having french doors allowing for outdoor access. The inner hall has a double storage cupboard and leads to the 3 double bedrooms, one at the side and 2 at the back of the house, plus a good sized family bathroom with bath and separate shower. Offering scope for extending, subject to relevant planning permission, an early viewing is advised.

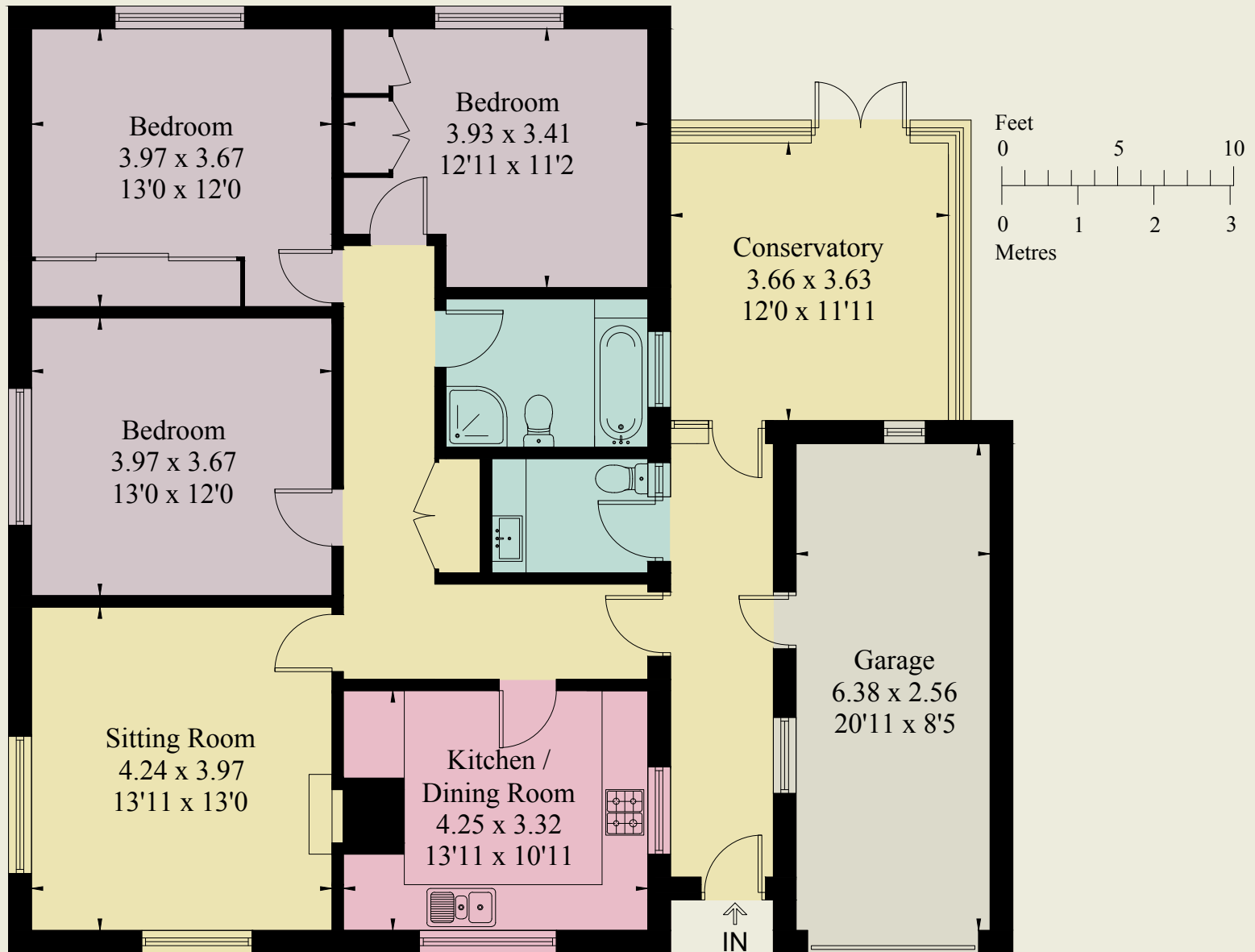
OUTSIDE

The property is set well back in its plot, with a hedged boundary to the road and side, which gives privacy. A gravelled driveway offers parking for 3 cars and there is a pretty planted corner border. There is gated access to both sides of the property, leading to the garden. The garden enjoy a westerly aspect and is mainly laid to lawn, amongst mature planting of shrubs and trees and a terrace coming off the conservatory. At the rear of the garden is a shed for storage. Delightful gardens to relax and enjoy.



GLENELG, BEECH LANE, WOODCOTE READING RG8 0PX

Approximate Floor Area = 139.0 sq m / 1496 sq ft (Including Garage)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69099



GENERAL INFORMATION

Services: All mains services are connected. Central heating and hot water from combi gas fired boiler.

Council Tax: E

Energy Performance Rating: D / 67

Postcode: RG8 0PX

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by prior 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 left into Beech Lane, found on the first set of cross roads. Continue down the road and take the turning left, where Beech Lane continues. Glenelg will be found a short distance along on the right hand side.



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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