



17 WITTENHAM CLOSE

WOODCOTE ♦ OXFORDSHIRE

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Reading - 8 miles ♦ Wallingford - 7 miles ♦ Henley on Thames
- 10 miles ♦ Goring on Thames - 3½ miles ♦ Pangbourne on
Thames - 4 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at
Lewknor (J6) - 15 miles ♦ Oxford - 20 miles

(Distances approximate)

Located in a quiet road on the edge of this delightful Chilterns village within close proximity to woodland walks and bridle ways, but a few minutes' walk of the highly revered village primary and secondary schools, and easily accessible for the shops / amenities and mainline railway station in Goring providing access to London Paddington in under the hour.

A very well presented one bedroom ground floor maisonette in a modern purpose built building adjacent to a large park-like green with an advantageous corner plot position.

♦ Communal Driveway & Forecourt Affording Ample Allocated
Parking For 1 Vehicle

♦ Reception Hall

♦ Sitting Room / Kitchen

♦ Bedroom

♦ Dressing Room

♦ Bathroom

♦ Attached Store Cupboard

♦ Corner Plot with Garden

♦ Quiet Location Adjoining Large Park-Like Green



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

17 Wittenham Close is one of 8 Apartments in a single purpose built building ideally located adjoining a large open green close to the centre of this popular Chilterns Village.

Constructed in approximately 1983, the building has traditional brick elevations under a pitched tile roof. Each Apartment has its own front door and entrance, and they are all arranged so as not to overlook each other.

17 Wittenham Close in particular, enjoys a pleasant aspect over its own corner plot position. The property benefits from having been redecorated and recarpeted recently, providing for a modern and contemporary home, with well apportioned open plan yet traditional accommodation.

OUTSIDE

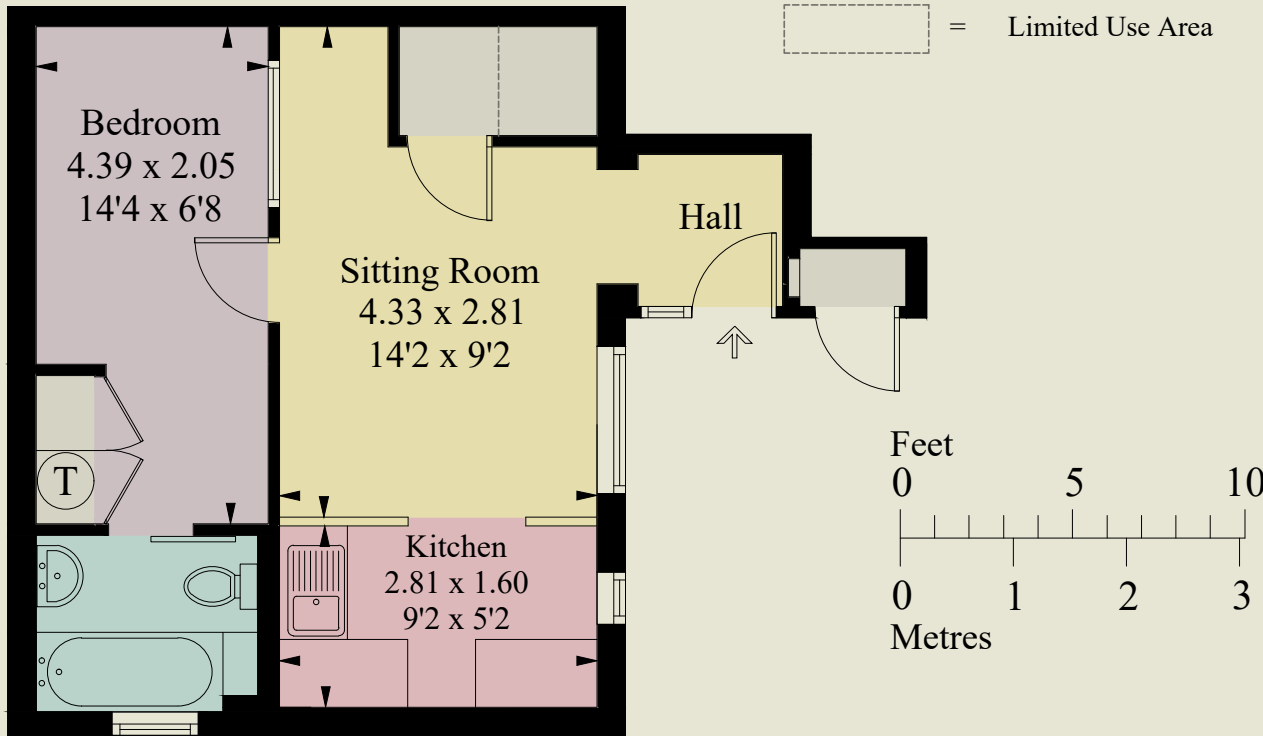
The entrance to the property is on the front westerly side of the building and is approached over a pedestrian footpath flanked by its open gardens and grounds. An attached store cupboard can be found off to one side, useful for both general storage and for that of garden furniture.

Behind the building a private entrance drive leads off the close to a large forecourt and parking area located on the south side providing parking spaces for each of the 8 Apartments.



17 Whittenham Close, Woodcote, Oxfordshire, RG8 0UY

Approximate Gross Internal Area = 31 sq m / 333 sq ft



CREATESPACE DESIGN ref 477

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 apartment. There is an oil filled radiator in the Sitting Room and wall mounted electric heater in Bathroom. Domestic hot water from immersion heater.

Tenure: The Lease is in the process of being extended to 999 years (from 1983), with the reduction of the ground rent to a Peppercorn. Each Leaseholder arranges their own buildings and contents insurance.

Council Tax: A

Energy Performance Rating: D / 64

Postcode: RG8 0UY

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

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 bear right and then left into the Reading Road by the Queens Arms. Follow this road up the hill and out of the village and on reaching Crays Pond in a further 1 ¼ miles turn left at the crossroads for Woodcote. In a further mile on reaching Woodcote continue into the centre of the village turning right into Whitehouse Road just before the village cricket field. Take the next turning left into The Close and Wittenham Close will be found on the right hand side. Continue into Wittenham Close, and on reaching the green where the road bears round to the right the Apartment building will be found directly in front of you with the vehicular entrance just to the rear.

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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