



GLENCAIRN

GREENMORE ♦ 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 (Distances approximate)

Situated on the quiet fringe of Woodcote, elevated within the beautiful Chilterns and close walking distance of extensive woodland paths, a lovely detached family residence affording generous well-proportioned accommodation of approximately 2077 sq ft, with garage, set in delightful gated private gardens and grounds.

The property is in close reach of extensive local facilities and outstanding schooling, and additionally benefits from being but a short drive from Goring & Streatley mainline railway station providing direct access to London Paddington within the hour.

♦ Gated Entrance and Driveway

♦ Garage

♦ Covered Entrance Porch

♦ Entrance Hall

♦ Cloakroom

♦ Dining Room

♦ Kitchen Breakfast Room

♦ Utility Room

♦ Sitting Room

♦ Study

♦ Landing

♦ Main Bedroom Suite With En-Suite Shower Room

♦ 3 Further Double Bedrooms

♦ Family Bathroom

♦ Spacious Accommodation Of Approximately 2077 Sq Ft

♦ Delightful Private Gardens & Grounds

♦ 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 having well respected local state primary and secondary school the area is also extremely well served by an excellent range of private schools 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 is based in the Village Hall and nearby Community Centre and they 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

Quietly situated amongst the beautiful Chilterns, privately tucked away on the fringe of the village and approached over a private gated driveway, Glencairn is a traditionally built detached family property, built in the 1970's and offering spacious accommodation. Entrance is into the hallway with stair access and block wood flooring which runs through into the dining and sitting room. There is a cloakroom and understairs storage. Both the dining room and kitchen breakfast room are at the front of the property and the kitchen has a wide bay window. There is a separate utility room with a back door for side access. The sitting room at the rear is a spacious room. It benefits from a real fireplace and has views across the garden with French doors onto the terrace, perfect for "al fresco" entertaining and dining. There is a study off the sitting room. Upstairs, the main bedroom has an ensuite shower room and there are 3 further double bedrooms and family bathroom. There is access to the loft for further storage.

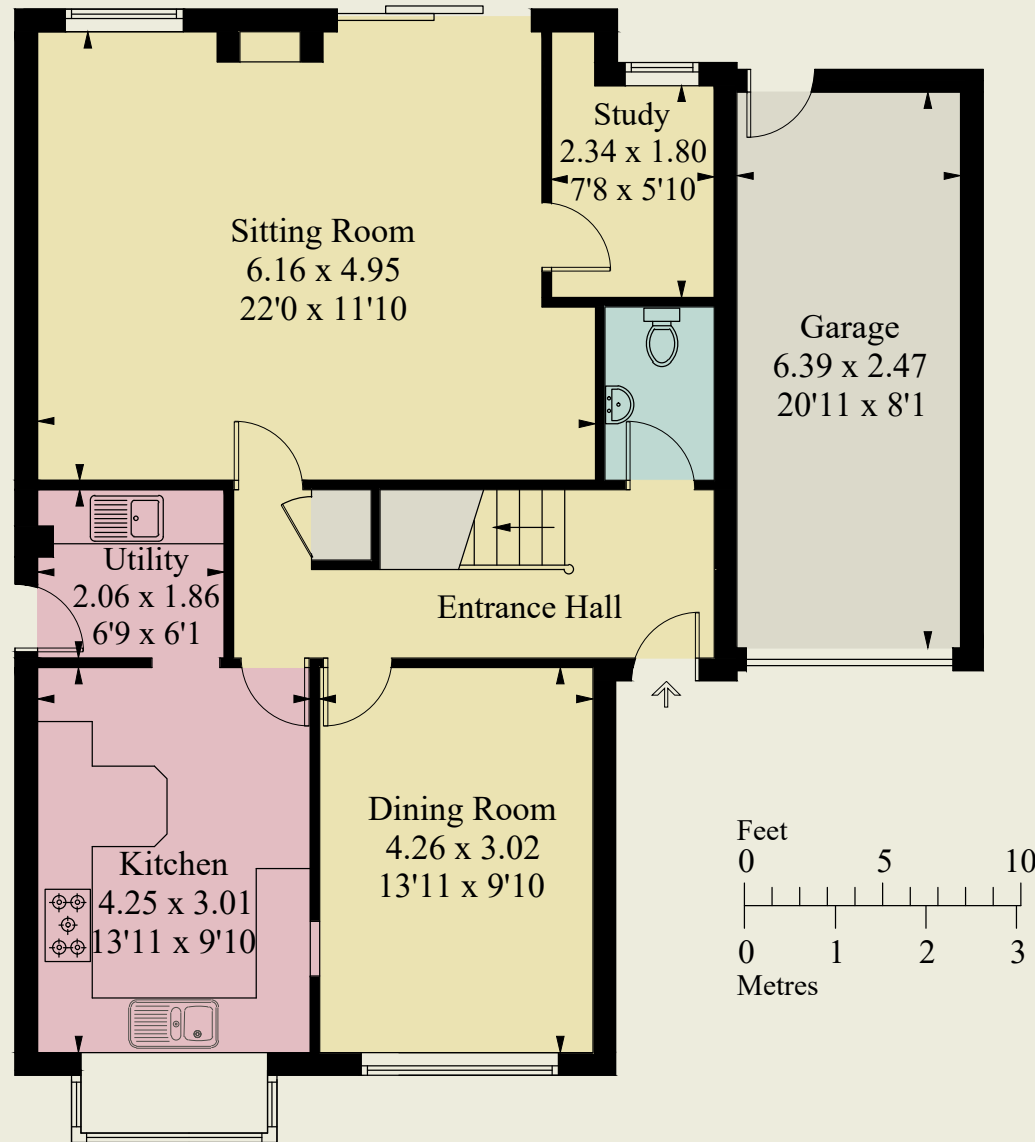
OUTSIDE

The property is approached through a gated entrance onto the spacious driveway offering parking for several cars. Hedging to the front gives privacy and the property is fenced to both sides. The garage is attached and has an electric roller door. There is a side path on the left taking you through to the garden at the rear. The terrace across the back of the property offers a lovely seating area and then the remainder garden is laid to lawn with trees and a shed for garden storage.

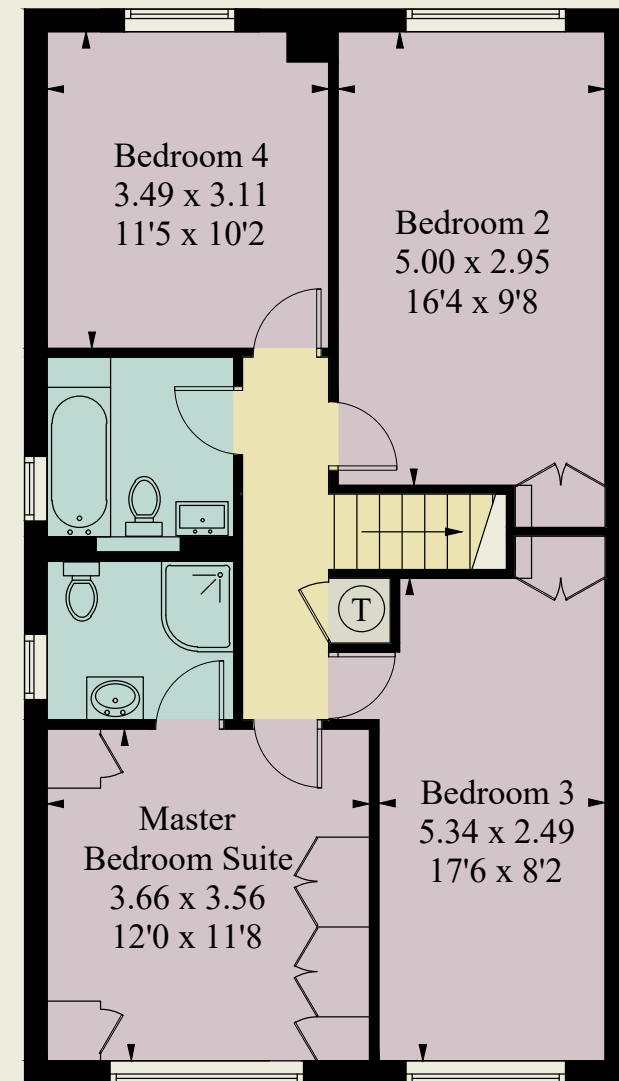


Glencairn, Greenmore, Woodcote, Oxfordshire, RG8 0RJ

Approximate Gross Internal Area (including Garage) = 193 sq m / 2077 sq ft



Ground Floor



First Floor

CREATESPACE DESIGN ref 542

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 gas fired boiler located in the utility room.

Council Tax: F

Energy Performance Rating: D / 62

Postcode: RG8 0RJ

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

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 bear right and then next left into Reading Road. Continue along this road and up Whitehill and 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 half a mile and turn right, heading up Shirvells Hill. Follow the road along to the right, then turning left on to Long Toll, and shortly after, right on Greenmore. Glencairn will be found a few hundred metres along off on the left-hand side, second house after Croft Way.



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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