



LITTLE HOLT

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)

An individual detached 5 bedroomed chalet style house, occupying a quiet & secluded position within this popular village, well served by local shops and schools and surrounded by scenic Chilterns countryside.

Standing within its generous and mature plot, Little Holt provides flexible accommodation of 3,132 sq ft including a self-contained annexe plus double garage. With potential for updating and further improving, it offers a wonderful opportunity.

- ♦ Porch
 - ♦ Entrance Hall
 - ♦ Study
 - ♦ Living room
 - ♦ Dining Room
 - ♦ Kitchen/Breakfast Room
 - ♦ Utility Room
 - ♦ Cloakroom
 - ♦ Main Bedroom (downstairs) with Ensuite Bathroom with Bath and Shower
 - ♦ Second Bedroom (downstairs)
-
- ♦ Main staircase to landing
 - ♦ 2 Double Bedrooms
 - ♦ Large Eaves Storage
 - ♦ Family Bathroom
 - ♦ Bedroom 5 with staircase down to shower room and kitchenette, which could serve as a self-contained Annexe
-
- ♦ Double Garage
 - ♦ Driveway Parking In Front
-
- ♦ Mature Wraparound Gardens of 0.575 of an Acre



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 Post Office stores, supermarket, nursery/garden centre, two public houses, modern health centre (recently enlarged and upgraded) and excellent education facilities with two toddler playgroups, primary and secondary schools.

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. The Prep. School for the Oratory is situated nearby at Crays Pond.

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. The bus service is every 30 minutes to Reading 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).

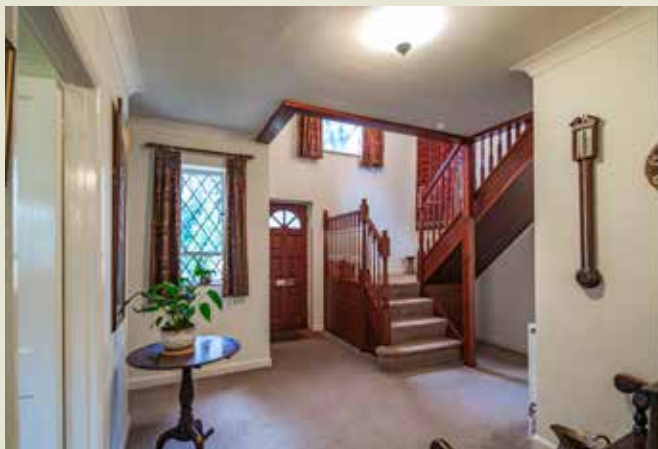
PROPERTY DESCRIPTION

Approached off a quiet wooded lane, Little Holt stands well back in its delightfully secluded garden plot. Built in 1936, it is a chalet style property with painted brickwork elevations and wood cladding under a tiled roof. Extended in 1986 and then again in 1996, it provides a flexibly arranged and spacious home. Entrance is under a tiled porch into a generous entrance hall with wide staircase and cloakroom. The spacious rooms all lead off the hall and offer flexibly arranged accommodation, comprising of a study, large sitting room with fireplace, dining room, kitchen breakfast room with separate utility room and 2 bedrooms, one being the main bedroom with generous built in wardrobes and ensuite with both bath and shower.

The main staircase then takes you up to a landing with 3 bedrooms. The bedroom to the right hand side has a door accessing sizable eaves storage running the entire length on the roof space. There is then a family bathroom and another bedroom. On the other side of this bedroom is a rear landing area with built in storage, large bedroom and then a second staircase takes you down to a shower room and kitchenette. This end of the property can serve as a self-contained annexe and benefits from having its own boiler. Little Holt offers potential for updating and further improving.

OUTSIDE

Approached off Beech Lane, there is a private driveway taking you to Little Holt where there is parking in front of the house and a double garage with large up and over door. The gardens wraparound the property and offer privacy from mature hedging and the backdrop of woodland provides a peaceful aspect. Large lawn areas alongside shrubs, trees and flower borders in these established gardens of 0.575 of an Acre compliment this property and there are 3 terraces offering many opportunities for "al fresco" dining and entertaining.



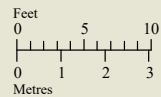


Little Holt, Beech Lane, Woodcote, Oxfordshire, RG8 0PX

Approximate Gross Internal Area (including Garage) = 291 sq m / 3132 sq ft

Limited Use Area = 71 sq m / 764 sq ft

Total = 362 sq m / 3896 sq ft



CREATESPACE DESIGN ref 533

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



GENERAL INFORMATION

Services: All mains services are connected. Central heating and hot water from gas fired boiler located in the utility room for the main house and an additional boiler in the kitchenette for the annexe.

Council Tax: G

Energy Performance Rating: D / 60

Postcode: RG8 0PX

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 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. Follow the road for ¼ of a mile and just before entering the woodland, turn right onto a private driveway and Little Holt will be found 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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