



# 1 BEECHWOOD CLOSE

CRAYS POND ♦ OXFORDSHIRE



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Woodcote - 1 mile ♦ Reading - 6 miles ♦ Pangbourne on Thames

- 3 miles ♦ Oxford - 21 miles ♦ Henley on Thames - 13 miles ♦

M4 at Theale (J12) - 8 miles ♦ M40 at Lewknor (J6) - 17 miles

♦ Newbury - 15 miles ♦ Wallingford - 7 miles

(Distances approximate)

Located on the edge of this rural hamlet with excellent road and rail links, a beautifully presented detached bungalow offering 2 bedroom accommodation, spacious reception rooms and detached garage.

♦ A delightful 2 Bedroom Detached Bungalow on the edge of this rural hamlet

♦ Within Close Distance Of The Mainline Railway Station To London Paddington In Well Under The Hour

♦ 2 Driveways and Detached Garage with Store

♦ Entrance Hall with Coats Cupboard

♦ Cloakroom

♦ Sitting / Dining Room

♦ Garden Room

♦ Kitchen

♦ Family Bathroom

♦ 2 Double Bedrooms with Built In Wardrobes

♦ Extending To Approximately 1,410 Sq Ft including the Garage

♦ Landscaped Rear Gardens and total plot size of 0.125 of an Acre



## SITUATION

Crays Pond is a small rural hamlet community situated on high ground on the southern edge of the Chilterns in an area of 'Outstanding Natural Beauty' to the north of Reading just above the scenic Thames Valley. Centred around an historic Pond, the village is ideally placed with excellent road communications for Reading, Wallingford, Henley and the M4 and M40 motorway networks.

The riverside villages of Pangbourne and Goring are both easily accessible, each offering established shopping centres and a range of facilities, including modern health centres, and, importantly, mainline commuter stations with regular fast services up to London (Paddington) in well under the hour. There are also a number of restaurants, hotels and olde worlde inns in the immediate local area.

The nearby village of Woodcote offers everyday shopping facilities including a Co-Op supermarket open seven days a week, convenience stores, modern health centre and, and highly rated primary and secondary schools.

In addition to having well revered and outstanding 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.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

## PROPERTY DESCRIPTION

Built in the 1970's, 1 Beechwood Close is an immaculately presented detached bungalow offering spacious accommodation. Having been extended to include a wonderful garden room the property was also completely refurbished, including doors and windows, bargeboards and soffits and interiors. Entrance is into a hallway with coats cupboards and cloakroom. Hard flooring runs throughout and the 2 double bedrooms have generous built in storage. The family bathroom has a bath and separate shower. The bungalow opens up at the back with a sitting dining room off the fitted kitchen. The garden room sits across the back with views of the garden and French doors open out onto the terrace offering a wonderful opportunity for "al fresco" dining and entertaining. The chalet style allows for further development into the loft, subject to relevant planning permission.

## OUTSIDE

On approaching the property, there are 2 driveways either side of a landscaped frontage. Gates to the left then lead to the detached garage and there is ample parking for several cars. The garage has access from the front, side and rear. It is a larger than average with a useful store on the side. The garden is beautifully landscaped with borders of shrubs and plants amongst the generous lawn and terrace off the garden room. Its west facing aspect allows for a wonderful sunny private sanctuary to enjoy in peace and tranquillity.



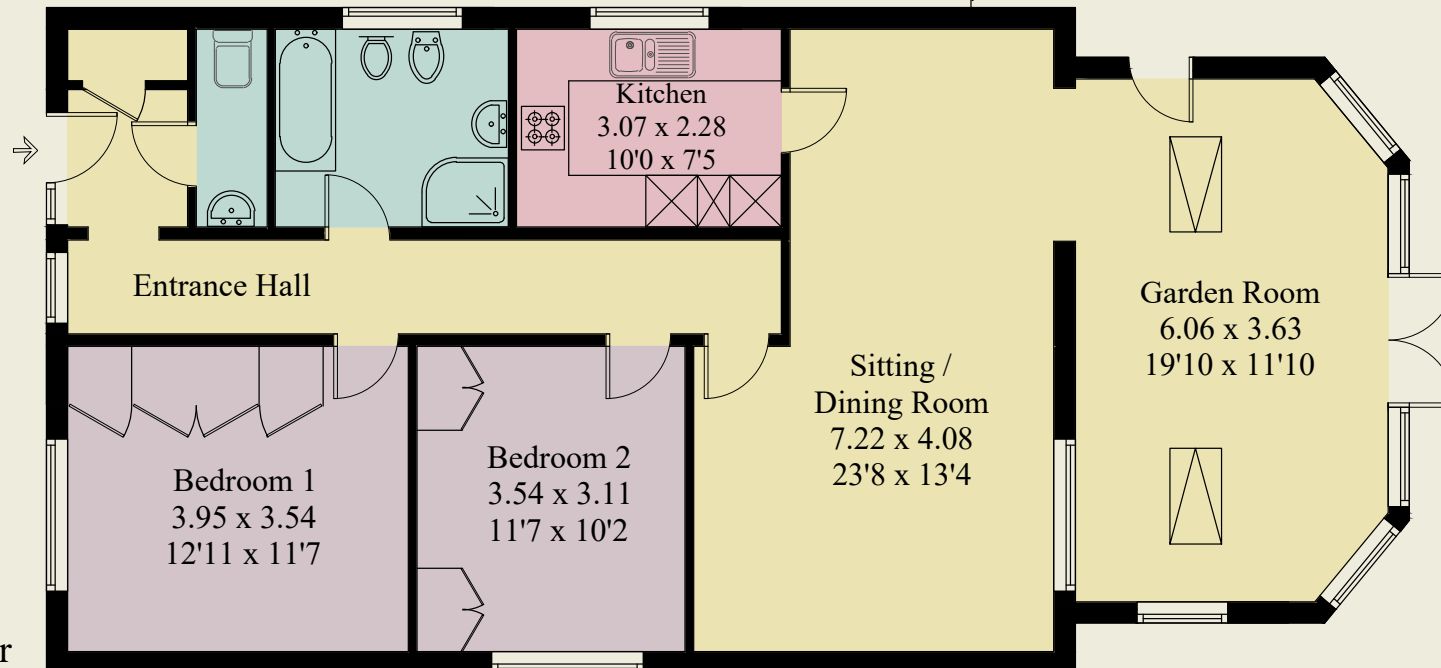
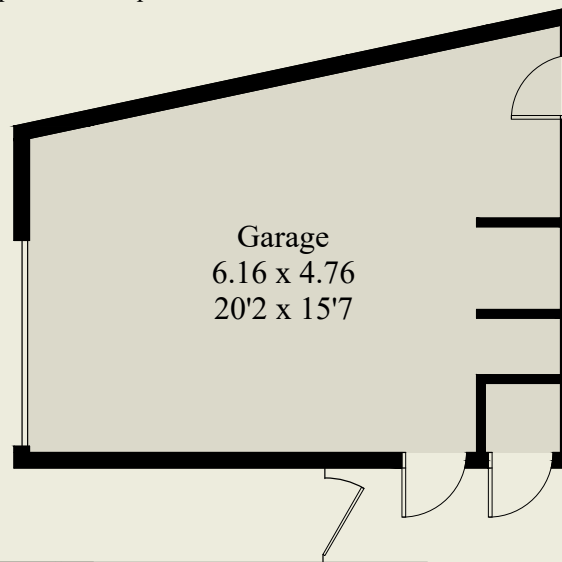
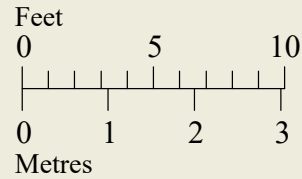


# 1 Beechwood Close, Crays Pond, Oxfordshire, RG8 7SG

Approximate Gross Internal Area = 105 sq m / 1130 sq ft

Garage = 26 sq m / 279 sq ft

Total = 131 sq m / 1410 sq ft



Ground Floor

CREATESPACE DESIGN ref 563

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



## GENERAL INFORMATION

**Services:** Mains water, electricity, and gas are connected to the property. Central heating and hot water from gas fired boiler located in the loft.

**Council Tax:** E

**Energy Performance Rating:** TBC

**Postcode:** RG8 7SG

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From Warmingham offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the Rail Bridge junction turn right and then next left into Reading Road by Tesco Express. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching Crays Pond carry on past the turning to Woodcote and Beechwood Close will be found in about 50 metres, Number 1 being found on the left 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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