



# WEEVIL COTTAGE

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)

Standing well back in a delightful mature garden plot with private driveway and detached garage on the edge of this popular village, yet within 3 miles of commuter train with direct access into London Paddington within the hour.

A pretty semi detached Grade II listed cottage occupying a quiet & secluded position within this popular village. Well served by local shops and schools, surrounded by scenic Chilterns countryside and with the Chiltern Way Extension path running right outside the front gate.

- ♦ Front Porch
  - ♦ Dining Room with Inglenook Fireplace
  - ♦ Sitting Room with Log Burner
  - ♦ Inner Hall
  - ♦ Bathroom (downstairs)
  - ♦ Kitchen
- 
- ♦ Landing
  - ♦ 2 Bedrooms
- 
- ♦ Private Driveway
  - ♦ Detached Garage with Separate Utility Room
- 
- ♦ Mature Front & Rear Gardens With Plot Size Totalling 0.13 of An Acre
- 
- ♦ In All Extending To 1,291 sq ft



## 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, a 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

Built in the late 17th Century and originally one farmhouse with later extension, Weevil Cottage is a semi detached property with pretty brick and wood elevations under a deep tiled roof. With stunning interior beams, wooden framed leaded windows and brace and latch doors, the property offers a wealth of charm and history. Entrance is through an open tiled porch into the dining room which has a stunning Inglenook fireplace with fitted bench seats. The sitting room has a log burner and both rooms look out onto the front garden. There is an inner hall with door to the bathroom. The bathroom has a sunken bath with shower. The kitchen is fully fitted with tiled floor and back door for side access. The staircase has deep exposed wood steps and takes you up to the wide landing, currently used as a library with seating area. There are 2 double bedrooms with views across the front and the main bedroom has wall to wall fitted wardrobes and there is a large eaves storage cupboard.

## OUTSIDE

Set within a generous plot, the property is found behind a hedged boundary with large lawned frontage with Oak and Wild Cherry trees. A gravelled driveway leads up to the detached garage offering ample parking. The garage is a brick building with pitched roof and it has a separate utility room, accessed from a side door with fitted appliances and boiler. The garden at the rear is well planted with pretty box hedging, pond, filled borders and specimen trees including Acer Crimson King tree. Towards the rear is a "Gabriel Ash" Greenhouse with electrics and there is a summerhouse and large shed for garden storage. In all Extending to 0.13 of an Acre, the grounds truly compliment the property and add to its charm.

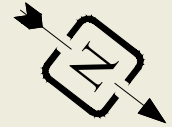


# Weevil Cottage, Oxford Road, Woodcote, Oxfordshire, RG8 0PG

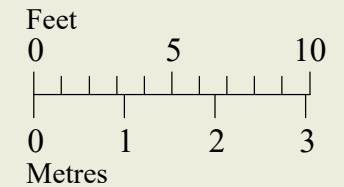
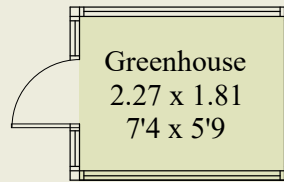
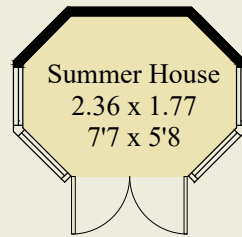
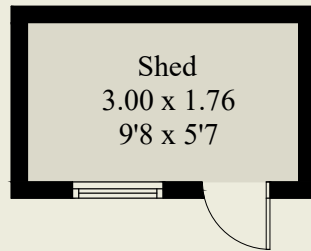
Approximate Gross Internal Area = 89 sq m / 957 sq ft

Outbuildings = 31 sq m / 333 sq ft

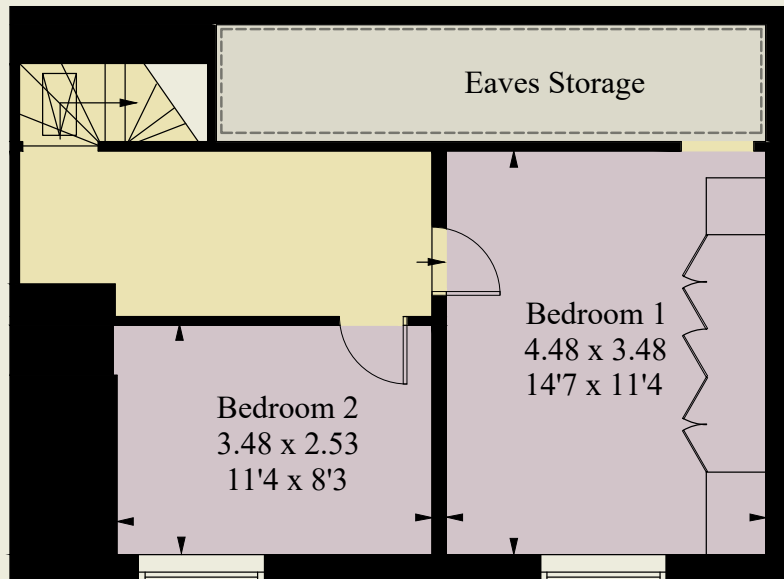
Total = 120 sq m / 1291 sq ft



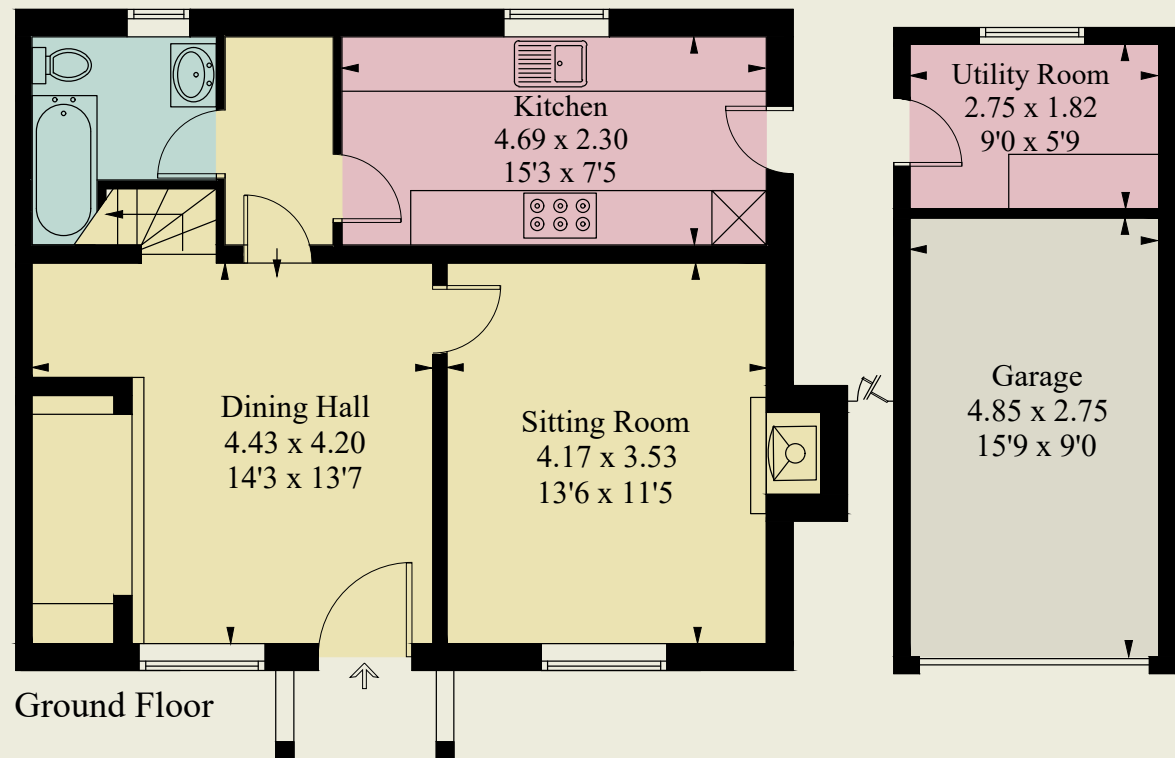
(Not Shown In Actual Location / Orientation)



= Reduced head height below 1.5 m



First Floor



Ground Floor

CREATESPACE DESIGN ref 585

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





## GENERAL INFORMATION

**Services:** Water, Electricity & Gas are connected. Central heating and hot water from combi gas fired boiler located in the utility room. Septic Tank shared with next door and costs split.

**Council Tax:** E

**Energy Performance Rating:** 58 D

**Postcode:** RG8 0PG

**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 and over the cross roads, towards the A4074. Weevil Cottage will be found on the left hand side about 150 metres along.

## 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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