



2 SOUTHVIEW 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)

Located in a quiet road, close to the open Chiltern countryside and all the village amenities including local shops and schools and mainline services within 3 miles with trains into London Paddington within the hour.

A totally renovated 2 bedroom, 2 bathroom semi detached cottage with driveway and private garden with detached office and potential to extend into the loft, subject to relevant planning permission.

- ♦ Sitting Room
- ♦ Inner Hallway
- ♦ Dining Room
- ♦ Kitchen
- ♦ Bathroom (downstairs)

- ♦ 2 Bedrooms
- ♦ Shower Room

- ♦ Garden

- ♦ Outdoor Office

- ♦ In All Extending To 764 sq ft

- ♦ Driveway Parking



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, 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.

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

Built in 1920's, 2 Southview is a pretty semi detached cottage with white washed pebble dash brickwork to the front and back with red brick on the side under a tiled roof. Totally renovated, including UPVC sash style windows, it still retains its original charm. Entrance is into the sitting room with cast iron fireplace and fitted cupboard in alcove. There is luxury vinyl flooring running through into the dining area. An inner hall with staircase off, then takes you through to the dining room with understairs cupboard and a door leading to the terrace and garden beyond. The kitchen is fully fitted with shaker style units, wooden worktops and integrated appliances. To the far end is the downstairs bathroom with clawfoot bath. Upstairs there are 2 bedrooms and a separate shower room. The loft access is in the front double bedroom and there is potential to extend into the loft to create another room.

OUTSIDE

The property is set back from the street with parking for 2 cars on a gravelled driveway. A path on the left hand side then takes you to a side gate giving access to the garden. A raised terrace across the back offers a wonderful opportunity for "al fresco" living and to sit and enjoy the view. Mainly laid to lawn and with deep, filled planted borders, the gardens extend to almost 100ft and include a detached home office with electrics. With fully fenced borders, the gardens are delightful and compliment this pretty cottage.

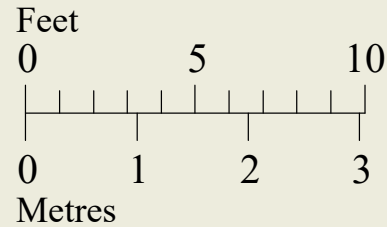
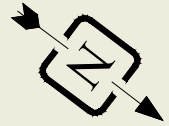


2 Southview Cottage, Beech Lane, Woodcote, Oxfordshire, RG8 0QA

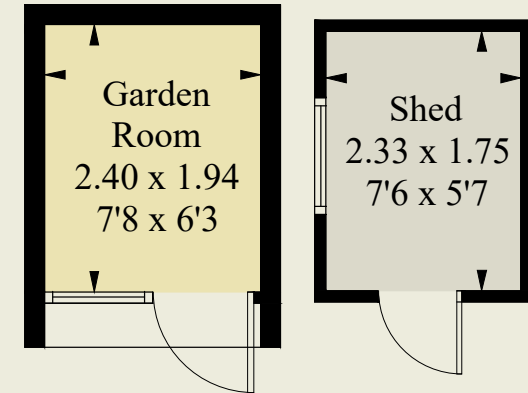
Approximate Gross Internal Area = 63 sq m / 678 sq ft

Outbuildings = 8 sq m / 86sq ft

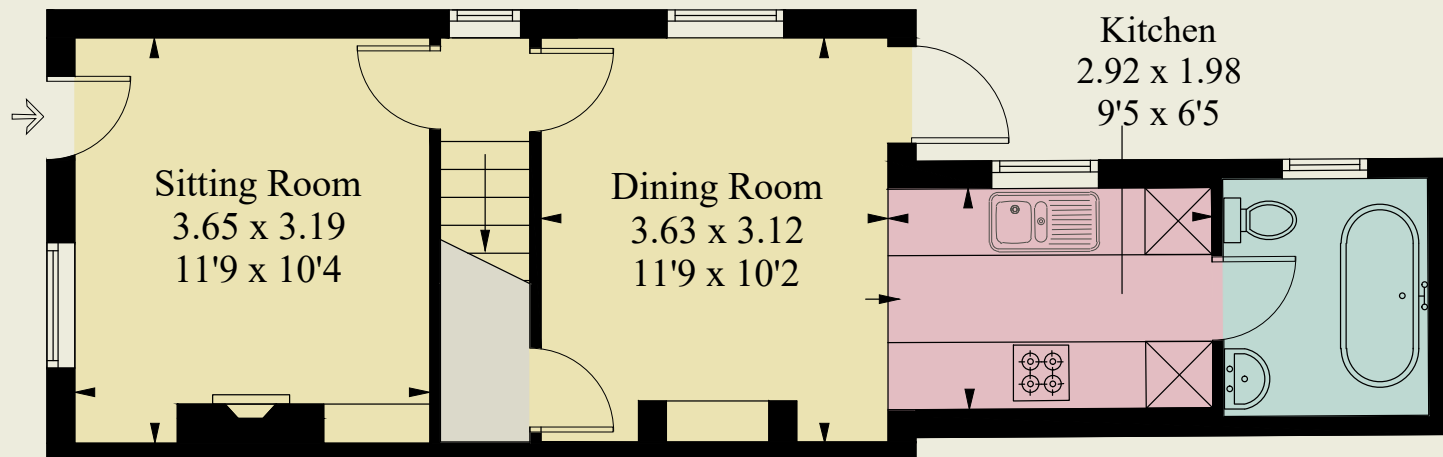
Total = 71 sq m / 764 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

CREATESPACE DESIGN ref 589

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 combi gas fired boiler located in the loft.

Council Tax: C

Energy Performance Rating: D / 64

Postcode: RG8 0QA

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. 2 Southview Cottages will be found a short distance along 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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

