



21 WEST CHILTERN

WOODCOTE ♦ OXFORDSHIRE

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Goring on Thames & Station - 3 miles (London Paddington in under the hour) ♦ Reading - 8 miles ♦ M4 at Theale (J12) - 9 miles

♦ Henley on Thames - 11 miles ♦ Oxford - 18 miles

(Distances and times approximate)

Within a popular cul de sac, idyllically located within close walking distance to all village amenities, outstanding schooling, extensive woodland paths, and only a short drive from Goring & Streatley mainline railway station providing direct access to London Paddington within the hour.

A link detached 3 bedroom house offering good sized accommodation of approximately 1,442 sq ft with garage, driveway parking and private south west facing garden. NO ONWARD CHAIN.

♦ Driveway

♦ Entrance Hall

♦ Cloakroom

♦ Kitchen

♦ Sitting Room with Wood Burner

♦ Dining Room

♦ Conservatory

♦ Landing

♦ 3 Bedrooms

♦ Family Bathroom with Bath and Separate Shower

♦ Garage

♦ Driveway Parking

♦ In All Approximately 1,442 sq ft

♦ Enclosed South West Facing Garden

♦ NO ONWARD CHAIN



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

21 West Chiltern is a detached house, linked on one side by a covered passageway to an adjoining house. Built in 1972 by West Homes it has been occupied by the same owner since. Benefitting from recent updating and improvements, including UPVC windows and doors, replacement boiler, Insulated walls, electrics and re-roofing of all 3 dormers, the property is in good order. Entrance is into a hallway with cloakroom and staircase. The kitchen is fitted and has a door leading to the side passageway (Rangemaster triple oven available by separate negotiation). The sitting room at the back has lovely garden views from sliding doors and benefits from parquet flooring, which is also in the hallway under the carpet. There is a wood burner and then the room extends down to the dining area with a conservatory at the end with a tiled floor. The conservatory offers a wonderful opportunity to sit and enjoy the mature surrounding garden. Upstairs there are 3 double bedrooms and a family bathroom with bath and separate shower. The loft is accessed from the landing and is full head height.

OUTSIDE

The property has a good sized frontage with long driveway leading up to the garage with twin doors. The remainder plot is lawned, but offers scope to create a wider driveway, if required. The main garden is at the rear and faces south west. Fully fenced with mature trees and shrubs, it offers privacy and shelter to sit and enjoy on the terrace, accessed directly from the sitting room. The large lawn has a pond and there are pretty planted borders.

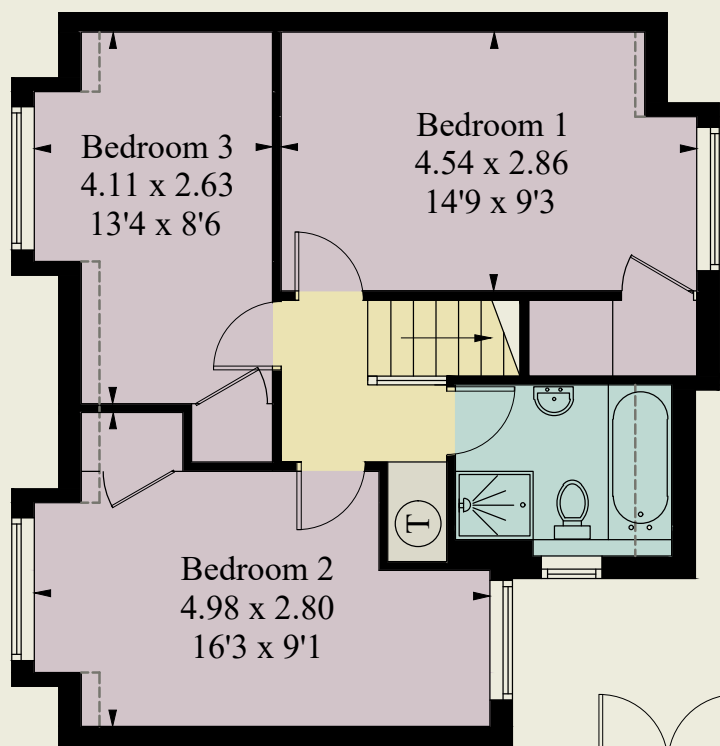


21 West Chiltern, Woodcote, Oxfordshire, RG8 0SG

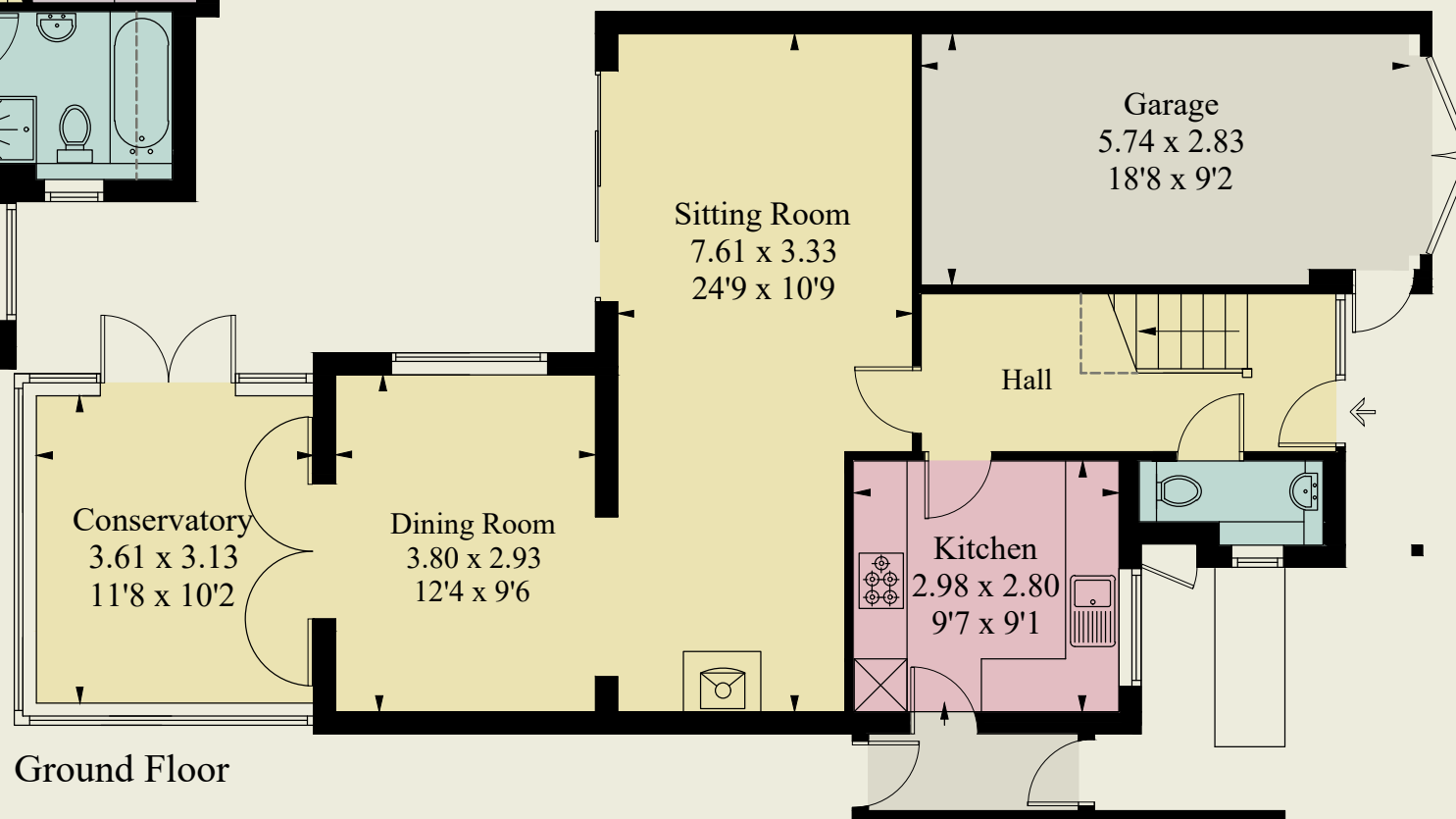
Approximate Gross Internal Area (including Garage) = 133 sq m / 1431 sq ft

Limited Use Area = 1 sq m / 10 sq ft

Total = 134 sq m / 1442 sq ft

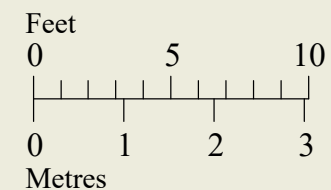


First Floor



Ground Floor

 = Limited Use Area



CREATESPACE DESIGN ref 394

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



GENERAL INFORMATION

Services: Mains gas, electricity, water, and drainage are connected to the property. Central heating and domestic hot water from gas fired boiler located in the cloakroom and still under warranty. The property has a water softener. Fibre optic internet via Gigaclear available.

Council Tax: E

Energy Performance Rating: D / 61

Postcode: RG8 0SG

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. At the railway bridge junction turn right and then left into Reading Road. Continue out of the village up White Hill and on reaching the crossroads at Crays Pond in approximately 1¼ miles, turn left for Woodcote. On entering Woodcote in a further mile, take the 2nd main turning in to Whitehouse Road. Take the first turning into West Chiltern and follow the road round to the far end and bare right with 21 then being found on your 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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