



# ANTHOS

GREEN LANE ♦ WOODCOTE ♦ OXFORDSHIRE

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Reading - 8 miles ♦ Wallingford - 7 miles ♦ Henley on Thames - 10 miles ♦ Goring on Thames - 3½ miles ♦ Pangbourne on Thames - 4 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 15 miles ♦ Oxford - 20 miles (Distances approximate)

Located in a quiet no through road on the edge of this delightful Chilterns village, within but a few minutes walk of the highly revered village primary and secondary schools, and easily accessible for the shops / amenities and mainline railway station in Goring providing access to London Paddington in under the hour.

A 3 bedroom detached bungalow with attractive garden, private driveway and detached garage.

- ♦ Driveway Parking
- ♦ Detached Garage
- ♦ Reception Hall
- ♦ Bathroom with Bath and Overhead Shower
- ♦ Living Room
- ♦ Kitchen Breakfast Room
- ♦ Dining Room
- ♦ Utility Room
- ♦ 3 bedrooms
- ♦ Private Mature Garden



## 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.

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

Entrance is into a hallway with bathroom to the right with bath and overhead shower. The sitting room overlooks the front with the 3rd bedroom being accessed from this room. There are 2 further bedrooms, one with fitted wardrobes. The dining room looks out across the back garden with doors allowing for direct access. The kitchen is fully fitted with breakfast area. There is a rear utility lobby.

## OUTSIDE

There is a fully gravelled driveway to the front of the house and detached garage with up and over door. Wide steps to the front take you up to the front door. The main garden is at the back and offers privacy in a mature setting.

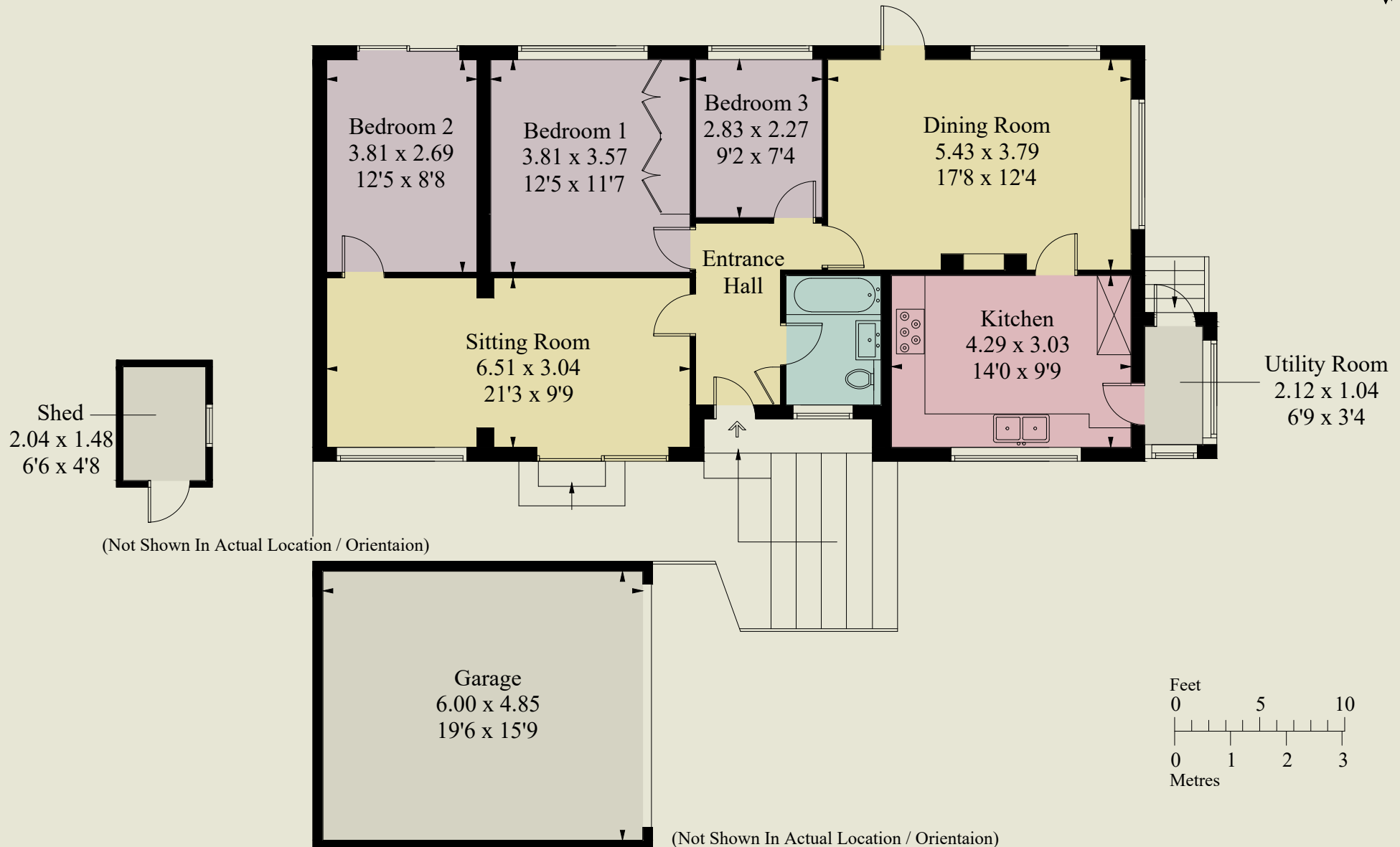


# Anthos, Green Lane, Woodcote, Oxfordshire, RG8 0RT

Approximate Gross Internal Area = 101 sq m / 1087 sq ft

Outbuildings = 30 sq m / 322 sq ft

Total = 131 sq m / 1410 sq ft



CREATESPACE DESIGN ref 626

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



## GENERAL INFORMATION

**Services:** All main services are connected, with private drainage. Central heating and hot water from gas fired boiler.

**Council Tax:** E

**Energy Performance Rating:** E / 49

**Postcode:** RG8 0RT

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

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring turn right and continue up to the top of the High Street. At the railway bridge junction turn right then next left into Reading Road and follow up Whitehill and out of the village. In 2 miles on reaching Crays Pond turn left at the crossroads for Woodcote. In a further ½ mile turn right at a small crossroads into Shirvells Hill. At the top of this road continue round to the left into Pot Kiln Lane and proceed along to the end of Pot Kiln Lane, where it meets with Long Toll. Turn left, then almost immediately right onto Green Lane. Anthos will be found on the left hand side about 40 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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