



36 THE CLOSE

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 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 semi detached 3 bedroom house offering good sized accommodation with driveway parking and private south west facing garden. NO ONWARD CHAIN.

♦ Driveway

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Kitchen Breakfast Room
- ♦ Utility Room
- ♦ Sitting Room with Open Fireplace
- ♦ Landing
- ♦ 3 Bedrooms
- ♦ Family Bathroom with Bath and Overhead Shower

♦ Driveway Parking

♦ Enclosed South Facing Garden with Shed

♦ In All Approximately 1,011 sq ft

♦ 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.

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

36 the Close sits privately behind high hedging. With red brick elevations under a clay tile roof, it has undergone a small extension at the back, but offers scope to further extend subject to relevant planning permission. Entrance is into a hallway with coats cupboard and useful understairs storage. There is also a cloakroom. The sitting room is a large space with open fireplace and dual aspect. There is a door leading into the kitchen breakfast room and utility room found at the back. Upstairs there are 2 double bedrooms and 1 single bedroom. The family bathroom has a bath and overhead shower.

GARDENS & GROUNDS

There is high hedging to the front of the property and then driveway to the left providing off road parking as well as gravelled area for additional. A low picket fence leads through to the garden at the rear. With both hedging and fencing to the boundaries, the gardens are very pleasant. Enjoying a southerly aspect, they are mainly laid to lawn with large shed for storage and a mature trees.

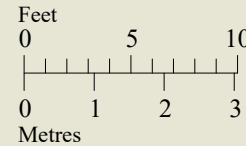
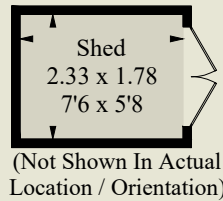


36 The Close, Woodcote, Oxfordshire, RG8 0SB

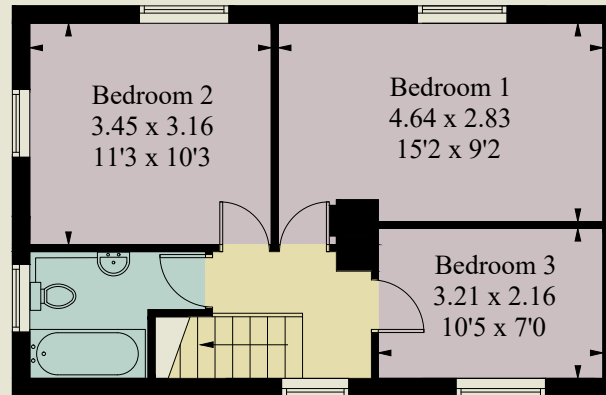
Approximate Gross Internal Area = 90 sq m / 968 sq ft

Shed = 4 sq m / 43 sq ft

Total = 94 sq m / 1011 sq ft



Ground Floor



First Floor

CREATESPACE DESIGN ref 637

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.

Council Tac: C

Energy Performance Rating: D / 68

Postcode: RG8 0SB

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 left onto The Close and 36 will be found towards the further end 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.

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