



OAKSIDE HOUSE

WOODCOTE ♦ SOUTH OXFORDSHIRE

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Goring on Thames & Station - 3 miles ♦ Pangbourne on Thames & Station - 3 miles ♦ Reading - 8 miles ♦ M4 at Theale (J12) - 9 miles

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

(Distances approximate)

A well presented house of approximately 2,489 Sq Ft with excellent flexible spacious living space consisting of 3 reception rooms, 5 bedrooms, 3 bathrooms and lovely views of the Elvendon Valley.

- ♦ Reception Hall
- ♦ Sitting Room
- ♦ Family Room
- ♦ Cloakroom
- ♦ Large Kitchen/Breakfast Room with bi-fold doors to outside
- ♦ Utility Room

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- ♦ 1st Floor Landing
 - ♦ Main Bedroom with En suite Shower Room
 - ♦ Family Bathroom with roll-top Bath
 - ♦ 3 Further Double Bedrooms

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- ♦ 2nd Floor
 - ♦ 1 Double Bedroom and En suite Bathroom with Bath and Overhead Shower

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- ♦ Grassed Front Garden plus Driveway for 3 cars
 - ♦ Rear Patio Area and Large Grassed Garden with far reaching views
 - ♦ Grounds Totalling 0.23 of an Acre

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- ♦ Approximately 2,489 sq ft of accommodation

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- ♦ Large Shed



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.

PROPERTY DESCRIPTION

Oakside House is a well presented 5 bedroom family house of substantial proportions. Recently built, it is located on the edge of the village and capturing the most glorious views across the Elvendon Valley. There is a large reception hall with wood flooring which carries on through most of the downstairs area. The sitting room is a lovely carpeted room at the front of the house. There is a family room which could be a useful office or study, and also a cloakroom on the ground level.

The kitchen/breakfast room is at the back of the house and benefits from a large island for both working and sitting with ample space for a dining table. There are bi-fold doors which open out to the patio area and large grassed garden with views beyond. There is a separate utility room where the boiler is located and an exterior door giving side access. The stairs lead up to a spacious landing area, giving access to all rooms and staircase to the second floor. The master bedroom is a large room with wonderful views, with an en suite shower room. There are 3 further double bedrooms plus the family bathroom on the same floor.

The top floor offers a large bedroom with its own bathroom with bath and overhead shower. There is also a cupboard at the top of the stairs with hanging space.

OUTSIDE

There is a driveway at the front of the property, plus grassed area and high hedge. The back garden offers a patio area and large grassed garden, leading down to the Elvendon Valley beyond. There is a large shed at the side of the house.



Oakside House, Goring Road, Woodcote, Reading, RG8 0QD

Approximate Gross Internal Area (Excluding Shed)
231.2 sq m / 2489 sq ft



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from gas fired boiler.

Council Tax: G

Energy Performance Rating: B / 82

Postcode: RG8 0QD

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 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, Oakside House will be found on the left-hand side at the bottom of the dip in the road.

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.



FLOORPLANZ © 2017 0203 9056099 Ref: 190269

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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