



**Wayside Green, Woodcote, Reading, RG8 0PR**

**welcome to**

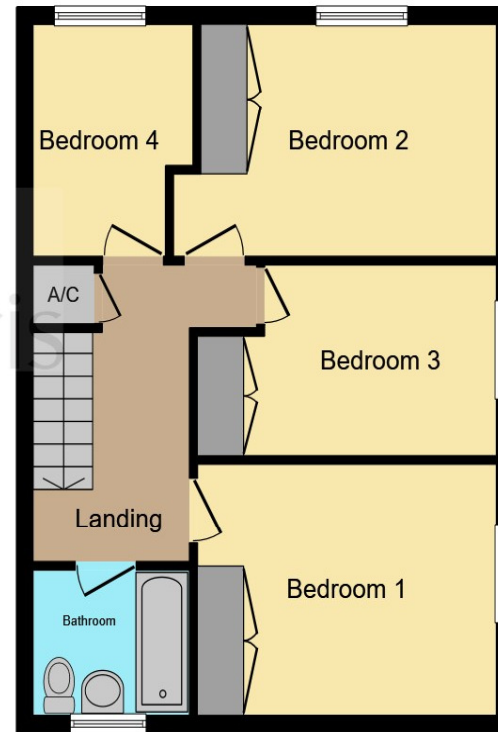
## **Wayside Green, Woodcote, Reading**

Occupying a peaceful location in the village, surrounded by the Chilterns countryside, Wayside Green is centrally placed for both primary & secondary schools, shops and the village Co-op supermarket. This extended four bedroom detached family home offers three reception areas and a modern fitted kitchen with stone worktops. The bespoke 'Amdega' built conservatory is a special feature of the property with stone flooring and access to the garden. The utility room and downstairs shower room complete the downstairs. Four bedrooms and a family bathroom make up the first floor, with built-in wardrobes in all bedrooms except the 4th. Set in mature, private gardens the property benefits from a garage and driveway parking to the front.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloak / Shower Room**

**Lounge**

18' x 11' 9" ( 5.49m x 3.58m )

**Dining Room**

9' x 8' 6" ( 2.74m x 2.59m )

**Kitchen / Breakfast Room**

15' 4" x 8' 5" ( 4.67m x 2.57m )

**Conservatory**

10' x 9' ( 3.05m x 2.74m )

**Landing**

**Bedroom One**

10' x 12' 7" max narrowing to 9'6 ( 3.05m x 3.84m max narrowing to 9'6 )

**Bedroom Two**

8' 6" x 12' 8" max narrowing to 9'4 ( 2.59m x 3.86m max narrowing to 9'4 )

**Bedroom Three**

10' 6" max narrowing to 9'8 x 7' 7" ( 3.20m max narrowing to 9'8 x 2.31m )

**Bedroom Four**

8' 7" max narrowing to 6'2 x 7' 3" ( 2.62m max narrowing to 6'2 x 2.21m )

**Bathroom**

**Garage**

**Front And Rear Garden**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Welcome to

## Wayside Green, Woodcote, Reading

- Detached Family Home
- Three Reception Rooms
- Four Bedrooms
- Modern Fitted Kitchen/Breakfast Room
- Mature Gardens

Tenure: Freehold EPC Rating: E

# £490,000

### Location

The charming village of Woodcote is situated in the heart of southern Oxfordshire. Surrounded by the idyllic Chiltern countryside, the village has an active community, with amenities including a Co-op supermarket, convenience store, garden centre, public house and take-away. The village also has an excellent medical surgery as well as a primary school and the well-respected Langtree secondary school. The centre of the village is centred around a large village green/cricket pitch and village hall with a large children's play park. Woodcote is well connected with mainline railways stations at Pangbourne and Goring with direct access to London Paddington and the Elizabeth Line. The nearby market town of Wallingford (7 miles) has an excellent range of amenities including a Waitrose supermarket, independent shops, banks, restaurants, a monthly Farmer's market and other leisure facilities such as a thriving theatre and sports centre. The famous riverside town of Henley (10 miles) provide excellent shopping with a wide range of independent and national shops, recreation - including sport centre, rugby club and boating on the Thames, as well as access to both the M4 and M40 motorways.



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WLF104207 - 0011

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