



**Whitehouse Road, Woodcote, Reading, RG8 0SA**



**Welcome to**

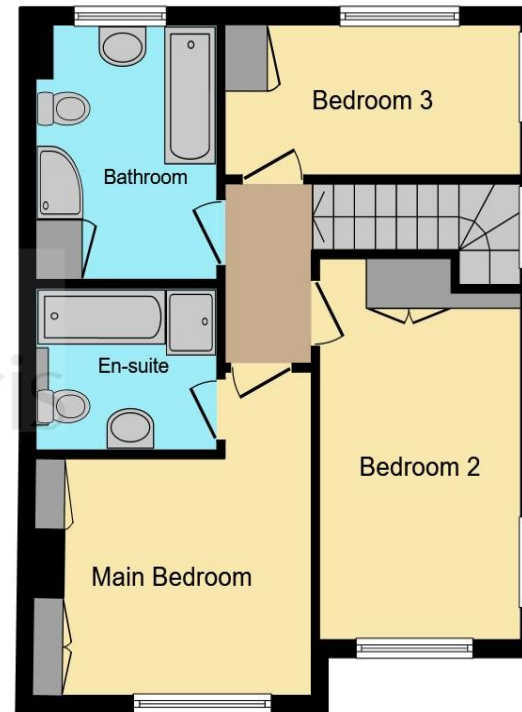
**Whitehouse Road, Woodcote, Reading**

The property benefits from light and airy accommodation throughout and comprises; entrance hall, cloakroom, sitting room with feature fireplace, dining room, study, kitchen and breakfast room. First floor landing leads to main bedroom with a range of built in wardrobes and four-piece en-suite bathroom, two further double bedroom and four-piece family bathroom. A large single garage with utility area to the rear, front driveway with ample parking for 3 / 4 vehicles, side access leading to the enclosed rear garden.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Cloakroom**

**Sitting Room**

15' 4" x 12' 3" ( 4.67m x 3.73m )

**Dining Room**

12' 8" x 8' 5" ( 3.86m x 2.57m )

**Study**

8' 8" x 9' 4" max narrowing to 6 ( 2.64m x 2.84m max narrowing to 6 )

**Kitchen**

11' 1" x 12' 10" max narrowing to 9'10 ( 3.38m x 3.91m max narrowing to 9'10 )

**Breakfast Room**

10' 4" x 10' 4" ( 3.15m x 3.15m )

**Landing**

**Main Bedroom**

10' 1" x 15' 8" max narrowing to 12'9 ( 3.07m x 4.78m max narrowing to 12'9 )

**En-Suite**

**Bedroom Two**

16' 5" max narrowing to 14'5 x 8' 6" ( 5.00m max narrowing to 14'5 x 2.59m )

**Bedroom Three**

12' 2" max narrowing to 10'3 x 6' ( 3.71m max narrowing to 10'3 x 1.83m )

**Family Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

# Whitehouse Road, Woodcote, Reading

- Four Reception Rooms
- Three Double Bedrooms
- Scope to Extend (stp)
- Ample Parking and Garage

Tenure: Freehold EPC Rating: D

## £580,000

## 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, two public houses and take-away restaurants. The village also has an excellent and 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:  
WLF104684 - 0004

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