



Shire Cottage • Cray's Pond • Oxfordshire

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Woodcote 1 mile • Goring 2.5 miles • Pangbourne 3 miles • Reading 6 miles • Henley 13 miles
(all distances/timings approximate)

A charming and deceptively spacious, 3 bedroom attached bungalow, set on the edge of this pretty semi-rural hamlet.
In splendid order throughout.

1,929 sq ft / 179 m²
(all measurements are approximate)

Your attention is drawn to the important notice on page 7





A charming 3 bedroom attached bungalow, set on the edge of this pretty semi-rural hamlet. In splendid order throughout.

Shire Cottage was once part of a stable block built in the 1900s, with later additions, belonging to a nearby large house.

The nearby village of Woodcote offers everyday shopping facilities including a Co-Op supermarket open seven days a week, amenities, a modern health centre, and highly rated primary and secondary schools. Goring and Pangbourne are a few minutes' drive, with many amenities, train stations, riverside pubs, and restaurants.

Special features:

- Property has been scrupulously maintained with replacement primary double-glazed windows
- Large kitchen/breakfast room with granite working surfaces, Rangemaster cooker, wine cooler, fitted Bosch dishwasher, fitted American style fridge freezer. Large window overlooking the rear garden
- Splendid double aspect sitting room with a large bay window overlooking the front garden. Plenty of room within the bay area for a dining table and chairs



- All 3 bedrooms are doubles, with two having fitted oak fronted wardrobes
- Very light and unusually spacious bungalow
- Family bathroom and shower room are fitted to a high standard
- Integral garage has a mezzanine floor for storage and up and over remote-control door
- Constructed of brick under a tiled roof with part tiled elevations
- All of the accommodation is on the ground floor

Summary of accommodation: Reception hall, sitting room with dining area, kitchen/breakfast room, utility room, study, 3 double bedrooms, family bathroom, shower room, large loft storage space. Large integrated garage.

Gardens: Courtyard gardens to front. Rear labour-saving garden enjoying the westerly sun with paved patio, greenhouse, raised decking. Mature espalier fig tree. Borders with rose trees and grapevine. Entrance drive with parking and a large garage.

Local facilities: Crays Pond is set in an 'Area of Outstanding Natural Beauty' surrounded by the scenic countryside of the Chilterns, with extensive beech woodlands, undulating fields and numerous footpaths and bridleways.



Nearby Woodcote is a thriving village with a good range of local amenities including a small Co-Op supermarket, garden centre, two pubs, modern health centre, hairdressers, fish & chip shop, church, coffee shop, two toddler playgroups, a primary and secondary school and an excellent library.

There is also a village green, a good cricket club and lots of family activities centred round the village hall and community centre, to include an annual fete.

Excellent schools: There are a number of village schools nearby to include pre-schools, primary and the highly sought after Langtree Secondary school. independent schools include The Oratory, Pangbourne College, Bradfield Colleges, Cranford House, and Moulsoford Preparatory School.

Directions: At the Crays Pond crossroads, pass the road to Woodcote on your left and in about 50 metres on the left, the private driveway for Shire Cottage will be found, just before the turning to Beechwood Close.

What3words: evidence.battling.importing

Post Code: RG8 7FZ

Tenure: Freehold

Some material information to note: Gas central heating. Mains water, mains electrics, mains drainage.

The property has driveway parking.

There is an integrated large garage which has an electric up & over door.

The property is not listed.

We are not aware of any planning permissions in place which would negatively affect the property.

We are advised the property has Sky broadband and good mobile phone coverage.

The Government portal states this as a very low risk area for flooding.

EPC Rating: E

Local Authority & Council Tax Band: South Oxfordshire, Band F.

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





Dudley
**Singleton
& Daughter**
The Country Agent





Approximate total area⁽¹⁾
1929.91 ft²
179.29 m²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

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