



21, West Chiltern, Woodcote,  
S Oxon, RG8 0SG

£545,000

Beville  
ESTATE AGENCY

- Three double bedrooms
- Conservatory
- Gas fired central heating
- 25ft Sitting room
- Garage
- No onward chain
- Dining room
- Secluded rear garden
- First time on the market since new

Spacious three bedroom link detached family home set in a convenient, cul de sac location, close to village amenities. EPC: tbc

Accommodation includes; entrance hall, cloakroom, fitted kitchen, 25ft sitting room with log burner, dining room, conservatory. From the hall staircase leads to first floor landing, three double bedrooms & four piece bathroom.

Offered to the market for the first time since new, noteworthy features include; gas fired central heating with condensing boiler, double glazing, ample built in cupboards, integral garage & off road parking. The property is sold with no onward chain.

To the front of the property concrete drive leads to garage providing off road parking, outside light, meter cupboard, log store, path to recess porch, covered side access to:

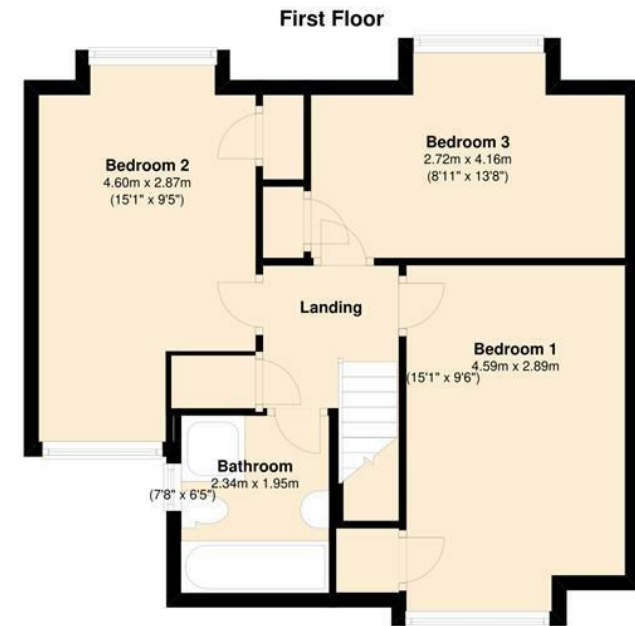
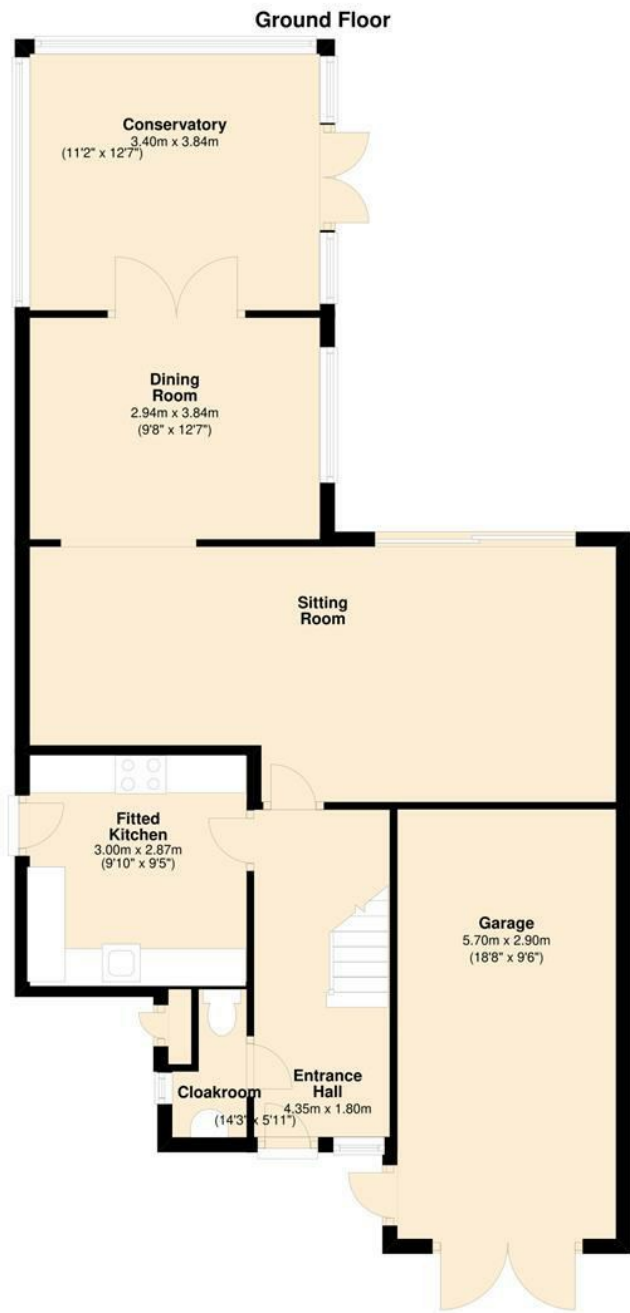
To the rear of the property is a secluded, sunny aspect garden, paved patio, garden laid mainly to lawn, established & well stocked flower & shrub beds, mature trees, fully enclosed with timber fencing.

Total Floor Area (including garage): 132m<sup>2</sup> (1423sqft)


Services: Mains electricity, gas, water & drainage.

Council Tax: Band: E (£2879.33)

West Chiltern is conveniently situated within easy walking of shops and amenities providing day to day needs including; Two small convenience stores and a Co-op supermarket, fish and chip shop, hairdressers, health centre, library, garage, garden centre, two Public Houses. The village boasts excellent schooling at both primary and secondary levels, with Langtree School receiving recent accolades for academic, sporting and cultural achievements. Woodcote is set on the edge of the picturesque Chiltern Hills and is within easy access to Reading (8 miles), Henley (8 miles) and M4 junction 12 (9 miles). London Paddington is less than 30 minutes from Reading Railway Station or 45 minutes from Goring Railway Station (3 miles away). Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. Woodcote is within a designated Area Of Outstanding Natural Beauty (AONB).





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### Directions

Proceeding north from Reading on the A4074, turn left at the signpost to Woodcote and continue for approximately ¼ mile, upon reaching the crossroads turn left and take the first turning left into Whitehouse Road, take the first right turn into West Chiltern.

**Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.**