

- Offered to the market for the first time
- Refitted shower room
- Three double bedrooms
- 0.35 acre secluded plot
- Presented in good order
- Sold with no onward chain
- Accessed via 140ft private drive
- 20ft Kitchen/ breakfast room
- Significant potential to enlarge or develop, subject to P.P

A rare opportunity to acquire a spacious and well presented detached bungalow situated via a long driveway on a generous 0.35acre plot with significant further potential subject to usual consents. EPC: D

Accommodation includes; 23ft hall, 17ft sitting room, 20ft kitchen/ breakfast, 12ft utility room, refitted shower room & three double bedrooms.

Noteworthy features include; double glazing, gas fired central heating, built in cupboards, ample off road parking, garage with electric up & over door & eaves storage. The property is sold with no onward chain.

To the front of the property 140ft long gravel drive, enclosed with mature hedging, leads to garage providing ample off road parking. Outside light

To the side & rear of the property is a superb, private, sunny aspect garden. laid mainly to lawn, interspersed with well stocked flower & shrub beds, pathways, enclosed with timber fencing & mature hedging, timber shed.

Whitehouse Road is one of the oldest roads in the village and 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).

Total Floor Area (including garage): 138m² (1481sqft)

Services: Mains electricity, gas, water & drainage.

Council Tax: Band D (£2355.81)

Ground Floor





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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, whereupon the property can be found on the left hand side, via a long drive.

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.