



4a, Bridle Path, Woodcote,  
S Oxon, RG8 0SE

£525,000

Beville  
ESTATE AGENCY

- Sought after location
- Planning permission lapsed for a two storey side extension
- The property is being sold with no onward chain
- Ample off road parking and garage
- Three double bedrooms
- Stones throw from village amenities and bus stop
- Private and sunny aspect rear

Three bedroom semi detached home, set in a sought after road, requiring some updating and offering further potential subject to usual consents. EPC: tbc

Accommodation includes; entrance hall, cloakroom, study, 14ft sitting room with fire place, dining room with French doors onto garden, fitted kitchen, lean to with power and plumbing. The staircase leads to first floor landing with three bedrooms and a family bathroom.

Noteworthy features include; New boiler, gas fired central heating, double glazing, ample built in cupboards, garage with power, ample off road parking. The property is being sold with no onward chain. Large loft space that could be converted subject to planning.

To The Front Of The Property is a large gravel driveway offering ample off road parking, fully enclosed with mature hedging and trees. Driveway leads to a detached garage and side access leading to:

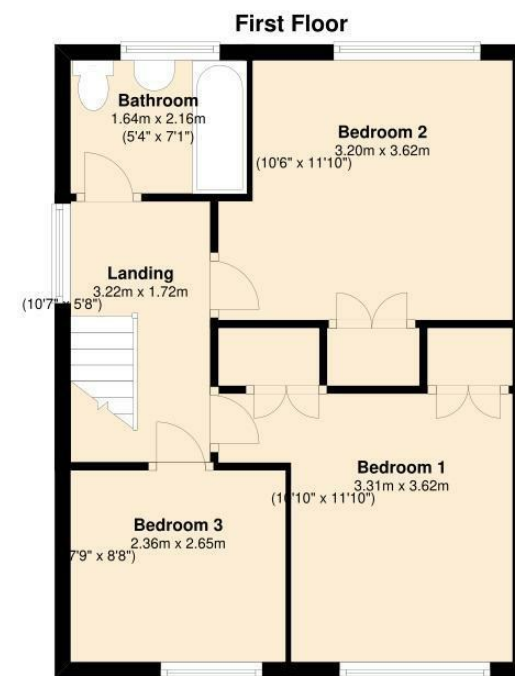
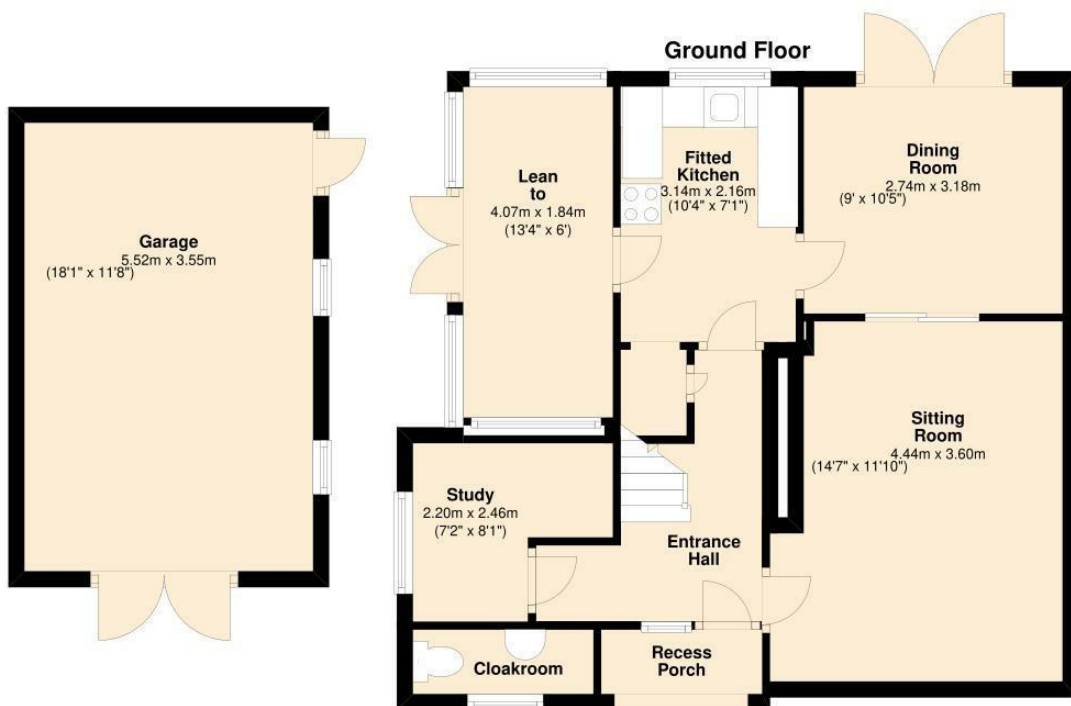
The rear of the property is a private and sunny aspect rear garden laid mainly to lawn. Fully enclosed with brick and timber fencing and mature hedging. Various mature trees and flower beds.

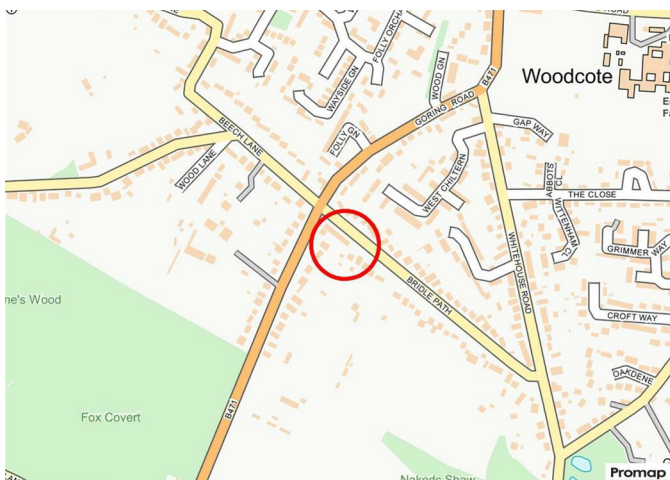
Total Floor Area: Approx 92m (988sqft) Garage Area: 20m<sup>2</sup> (210sqft)

Council Tax: Band D (£1811)

Services: Mains electricity, gas, water & drainage.

Bridle Path 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).





| 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 second turning left into Bridle Path.

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.