



27, Wayside Green, Woodcote,  
S Oxon, RG8 0PR

£550,000

Beville  
ESTATE AGENCY



- 21ft Kitchen/ breakfast room
- Four bedrooms
- Sunny aspect rear garden
- Four reception rooms
- First floor bathroom
- Gas fired central heating
- Ground floor shower room
- Off road parking
- No onward chain

An extended four-bedroom, four-reception family home, offering generous and flexible living space, set against open countryside with far reaching views. EPC: D

Accommodation includes; entrance hall, 21ft fitted kitchen/ breakfast room, family room, ground floor shower room, study, dining room, 19ft sitting room with glazed sliding door to rear. From the hall the staircase leads to first floor landing, four bedrooms & family bathroom.

Noteworthy features include; gas fired central heating, uPVC double glazing, built in cupboards & off road parking. The property is sold with no onward chain.

To the front of the property gravel drive provides off road parking, outside light, gated side access to:

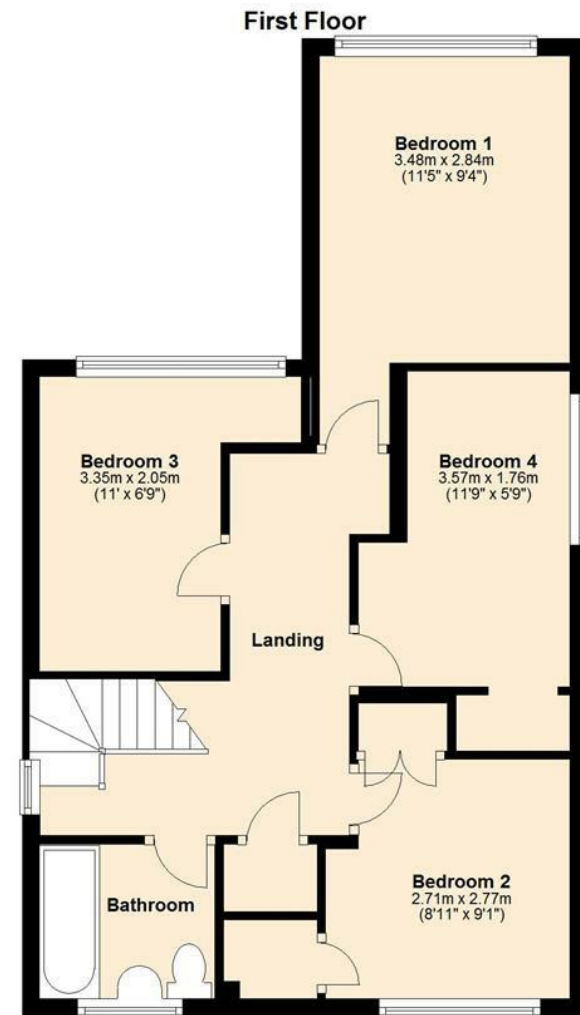
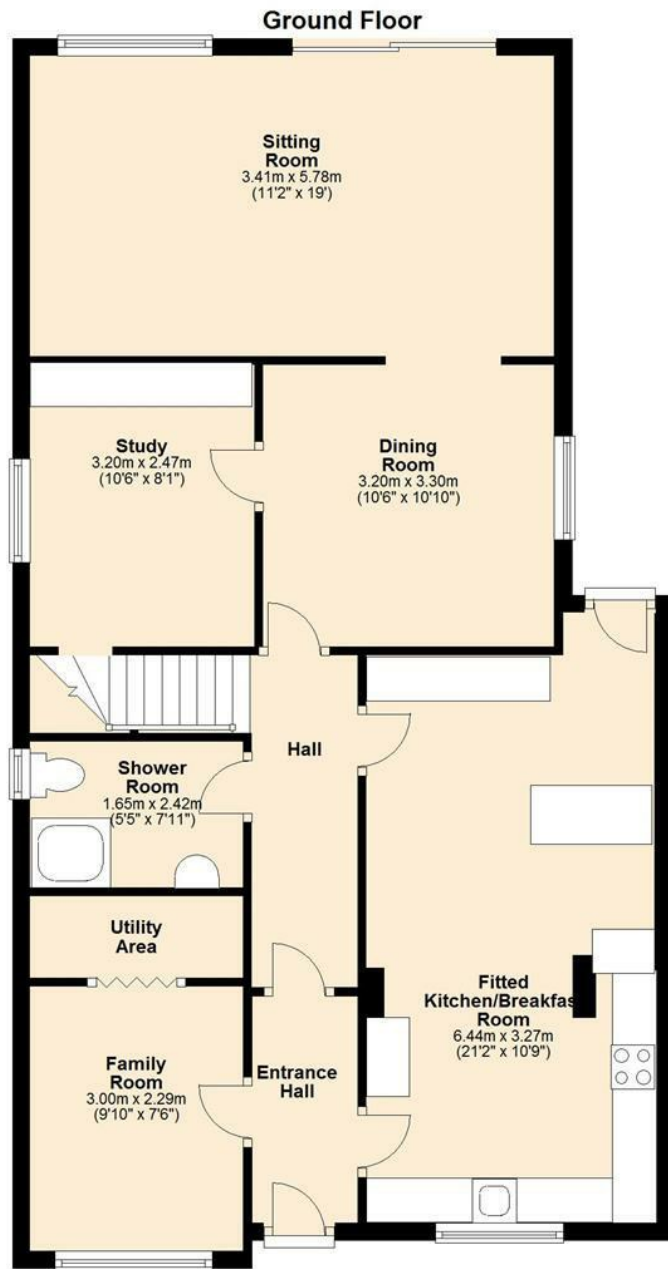
To the rear of the property is a secluded garden, sunny aspect garden, backing onto open fields. Paved patio, garden laid mainly to lawn, fully enclosed with timber fencing, timber shed.

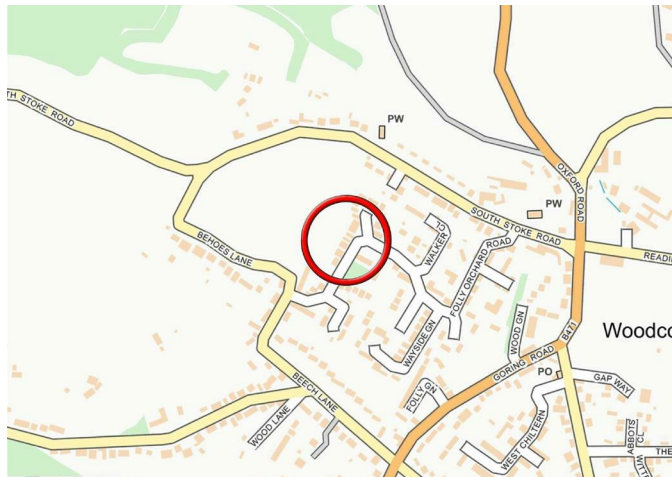
Total Floor Area: 1377sqft (128m<sup>2</sup>)


Services: Mains electricity, gas, water & drainage.

Council Tax: Band: E (£2879.33)

Wayside Green 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) A		82
(81-91) B		
(69-80) C		67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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 third turning right into Beech Lane, follow the road round into Behoes Lane, turn right into Wayside Green, whereupon the property can be found on the left.

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.