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— Goring Road, Woodcote —

SE STOWHILL
ESTATES
BERKSHIRE

SELLING UNIQUE AND BEAUTIFUL HOMES

A DREAM LIFESTYLE

Picture this: you wake up in a chic, light filled, stylish bedroom before heading downstairs for coffee and a croissant around the breakfast bar, popping some morning-music on the integrated ceiling speakers and throwing open the bifold doors to welcome in the morning sun from the garden.

Later, you step out the front door and head off on a long, lazy walk in open countryside. Perhaps you choose to stop off at one of the

many lovely country pubs before heading home via the village shop, grabbing a couple of bits to pop on the BBQ in your outdoor kitchen. After dinner, you retire to the outdoor sofas on the elevated patio, light the fire-pit and while away the evening chatting as the sun sets over the beautiful garden.

That's just a taste of the magical lifestyle that awaits you if you choose to make this truly captivating property your new home.





BEAUTIFULLY BUILT FOR MODERN LIVING

Extensively renovated just three years ago, this home offers a wonderful blend of chic modern luxury and country living. Think sleek finishes, fashionable fixtures and fittings, and a little bit of design magic ready and waiting for you to move into.

Spread across a generous 0.22-acre plot, the ~2,300 square feet of accommodation bathed in bright natural light, creating a wonderfully airy and spacious feel throughout. Whether you're a growing family, a couple who loves to entertain or a downsizer (but not down-grader!), this versatile home promises ample space for everyone to unwind and enjoy their own slice of village life.





STEP INSIDE



From the moment you open the front door, you're welcomed into an open and modern entrance hall. This light-filled space provides a the perfect warm welcome and sets the scene for the rest of the property. There's even a handy cupboard to shed your coat and shoes after a long day, keeping everything to hand but tucked away, tidy and calming and helping to maintain the sense of effortless style consistent throughout the rest of the house.

To your right is the living room which is perfectly cosy for snuggling up with a good book or a blockbuster movie. Meanwhile, on the other side of the entrance hall is a flexible space that for some might make a great home office or hobby room. Alternatively, this could also be repurposed as a downstairs bedroom meaning you would have 5 in total to choose from.

EFFORTLESS FLOW

Moving through the hallway, you'll be drawn naturally towards the heart of this home: the stunning 30-foot open-plan kitchen/diner/family room. The perfect sociable space for whipping up culinary delights in a sleek and stylish kitchen or relaxing and unwinding in the comfortable family area. This dream space is underfloor heated and perfect for those who love to entertain and for whom the kitchen is the heart of the home. The family area also has a lovely log burner and log store area meaning the space can be as homely as it is contemporary.



There are even more clever design ideas in the kitchen, too. Touches such as under-counter cooker extractors, ceiling speakers, hard-wired network points, a built-in vacuum hidden in the kickboards, double ovens and an induction hob make this handmade kitchen as practical as it is beautiful.



A hidden utility room ensures that everyday essentials can be neatly tucked-away and housework hidden, maintaining that sense of effortless style.

And the best part? The expansive bifold doors that frame the dining area can be fully opened allowing a seamless transition from inside to outside space, meaning the large patio area directly outside can become an effortless extension of your living and entertaining space.

Elsewhere downstairs there is a WC in-keeping with design ethos prevalent everywhere in the property.



AND SO TO BED

Heading up the stylish wooden staircase with its minimalist, elegant black metal balustrades, tucked away at the far end of the landing for ultimate privacy is the master bedroom suite.

This spacious bedroom provides a luxurious haven for rest and relaxation and boasts ample built-in storage and a sleek, modern en suite bathroom.



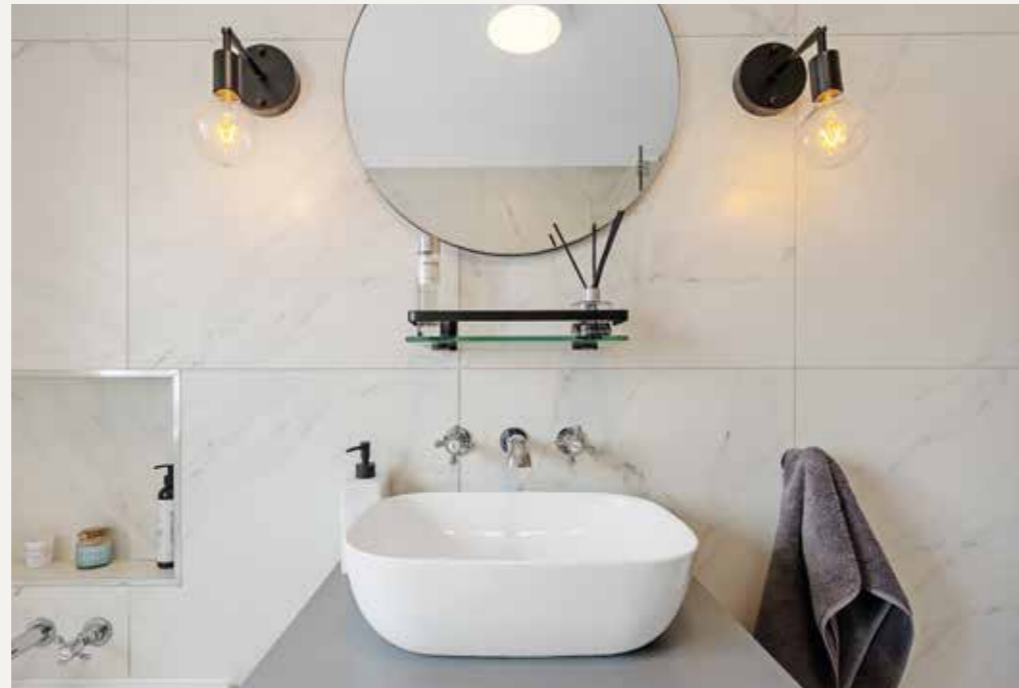
Heading back along the landing, on the left you pass the stylish family bathroom with its four-piece suite including large walk-in shower.



At the opposite end of the landing is bedroom 2. A large, south-east facing double bedroom with its own built-in, walk-in storage and three-piece en suite bathroom.



Next door is bedroom 4, another large double overlooking the front of the property and with a lovely, relaxing feel. Lastly, next door to this, and also at the front of the house, is bedroom 3. Another generous double room with built in storage and lots of natural light.



GARDEN OASIS



Step outside the bifold doors from the kitchen/diner/family room and into the fantastic outdoor space. The beautifully landscaped rear garden is a haven for relaxation and outdoor living. Three distinct patio areas provide ample space for creating different moods. Fancy an al fresco breakfast bathed in morning sunshine? There's a patio for that. Perhaps an evening of stargazing with friends and a glass of wine under the open sky? Another patio awaits. The sizeable lawn offers endless possibilities for children's playtime, picnics under the summer sun, or simply a quiet space to unwind with a good book. Raised sleeper beds add a touch of rustic charm and practicality – perfect for showcasing your green thumbs or simply adding a touch of colour and vibrancy to the space.





HOME OFFICE OR GARDEN RETREAT

Located within the garden, a fully insulated garden building provides the perfect solution for those who work remotely. Featuring power and a hard-wired internet connection, this versatile space allows you to work from home in style and comfort, ensuring a healthy work-life balance. Alternatively, this space could be transformed into a garden gym, a creative studio, or even a relaxing reading nook – the possibilities are endless!



A VILLAGE DREAM WITHIN REACH

The thoughtful design extends to the practicalities too. Ample driveway parking for up to 8 cars ensures there's no morning scramble for the keys, while the south-east facing rear aspect guarantees the home is bathed in natural light throughout the day, creating a warm and inviting atmosphere.

This is more than just a house; it's a lifestyle opportunity. With all the charm and convenience of village life on your doorstep, this beautifully presented and effortlessly stylish property offers the perfect blend of contemporary comfort and timeless village appeal. Don't miss out on this exceptional opportunity to own a truly remarkable retreat.



ROUND AND ABOUT



Woodcote sits nestled in the Chiltern Hills surrounded by picturesque countryside and offers a terrific lifestyle for those seeking a balance of both tranquillity and accessibility.

The property is no more than 4 miles from Goring and Pangbourne, both of which provide excellent shopping, gyms, restaurants and coffee shops. For even more convenience, Wallingford is just 5 miles away and it's only 7 miles to Reading, making it easy to venture into more urban surroundings for super-fast commuter links.

For nature enthusiasts, there are footpaths, bridleways and walking routes aplenty from your front door, and for the sports fanatics, you're just a 2-minute walk to the village green to enjoy the cricket or local football.

You'll find a very well stocked and extremely convenient Co-op

less than a minute's walk away, and heading further toward the village green is an excellent fish & chip shop, hairdressers and a fantastic village pub.

There's even more to explore a little further afield by taking a stroll over open fields to pay a visit to The Black Lion for proper country pub vibes. The Highwayman offers excellent food and gastro-pub catering and has a wonderful outside space for sunny afternoons. If you hop in the car for a couple of minutes and head over to Stoke Row, to The Crooked Billet or The Cherry Tree Inn both provide delectable culinary delights.

When it comes to schooling, The Oratory is an excellent independent school and Langtree comprehensive specialises in performing arts; both are within walking distance. There are also two pre-schools, which further demonstrates the extent to which Woodcote village is an ideal location for families.

WHERE TO GO WHEN YOU NEED...



Milk: The Co-op is virtually on your doorstep being under a minute's walk away and you'll find everything you'd need here (and more).



Weekly Shop: Waitrose in Wallingford is less than a 12-minute drive, or you can find almost all supermarket chains in nearby Reading.



Sport/Fitness: Wallingford, Reading, Goring & Pangbourne all provide an array of fitness options, with gyms, yoga studios and spa facilities. The Oratory school is walking distance, which has a sports centre with a gym, squash courts, tennis courts and a great café.



Golf: You're surrounded by fabulous courses, with Goring & Streatley, Greys Green, Caversham Heath, Mapledurham, The Springs and Huntercombe all less than 5 miles away. A little further afield you have other lovely options such as Badgemore Park, Sonning and Hennerton.



Dinner/Drinks: The Red Lion is in the centre of the village and just a couple of minutes' walk from the property. There are several other lovely country pubs in the surrounding area, including The Black Lion, King William IV and The Highwayman, all within walking distance. The Miller of Mansfield is just 3 miles away, where you'll find one of the best Sunday roasts around! Head back towards Mapledurham and both the Pack Saddle and the Packhorse are perennially popular.



Schools: There are several options in the village, including the 'excellent' rated The Oratory independent school, or Langtree comprehensive is just the other side of the village green. For younger children, there's Woodcote Primary, Woodcote Pre-School and The Cabin Pre-School.



THE FINER DETAILS

Square Footage: Ground Floor: 115 sq.m / 1238 sq.ft
 First Floor: 85 sq.m / 915 sq.ft
 Office: 11 sq.m / 118 sq.ft
 Total Floor Area: 315 sq.m / 2271 sq.ft
 Shed: 8 sq.m / 86 sq.ft

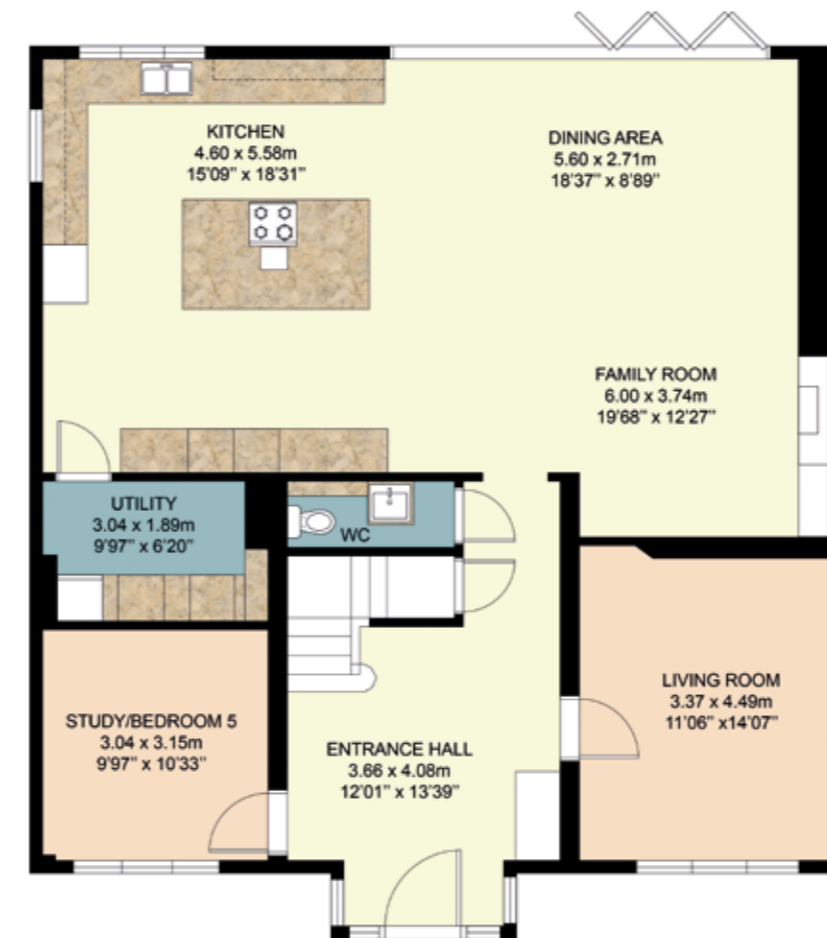
Council Tax Band: E

Heating: Gas Central Heating

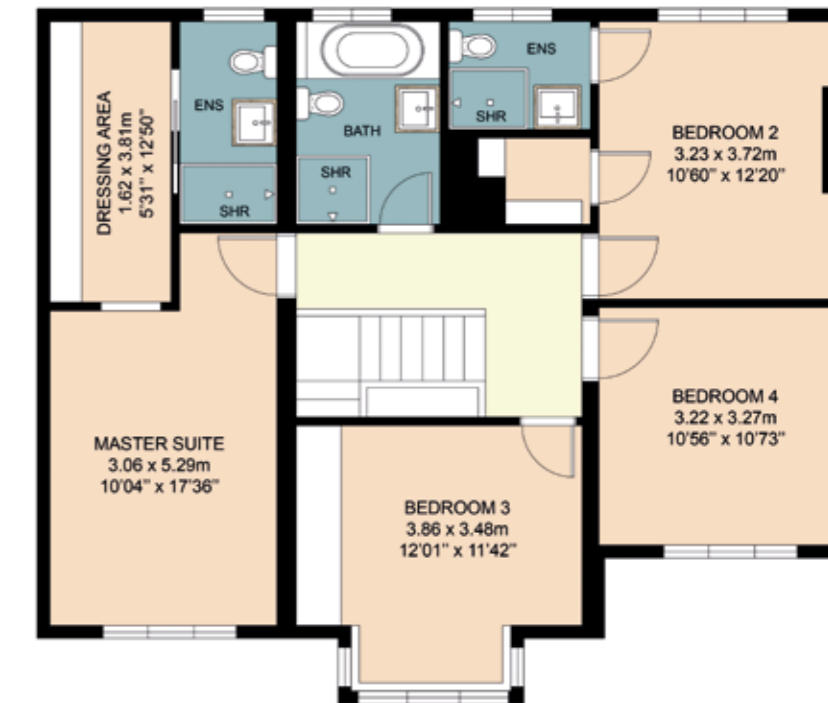
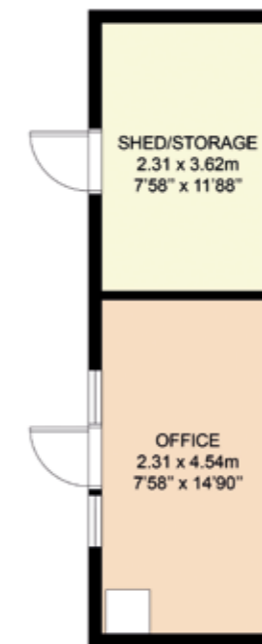
Drainage: Direct Mains Water

Distances: 8 miles to M4 J12
 3 miles to Goring Station
 4 miles to Pangbourne Station
 8 miles to Reading Station
 45-minute drive to Heathrow Airport

Local Authority: South Oxfordshire District Council



Ground Floor



First Floor



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