



Reading Road, Woodcote, Reading, RG8 0QY

£325,000

Walmsley

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A charming bay-fronted duplex apartment with cellar, retaining a great deal of character and charm, in Woodcote village. The accommodation comprises an entrance hall, sitting room, cloakroom, 15ft fitted kitchen/breakfast room, a double bedroom and study (currently used as a bedroom), shower room, and cellar. Noteworthy features include gas-fired central heating, part PVCu double glazing, off-road parking, and an enclosed courtyard garden. Externally, the property benefits from a gravel driveway that provides off-road parking for two cars. Situated on the driveway, a pedestrian gate gives access to the private courtyard garden, which boasts a paved patio, timber fencing, and flower and shrub beds.

Hope Cottage is situated in the heart of the village, overlooking open countryside, and is within easy walking distance of local schools and amenities providing day-to-day needs, including a post office/general store, health centre, library, garage, garden centre, two public houses, and a restaurant. Langtree Secondary School is highly rated, with a specialism in Performing Arts.

Woodcote is set on the edge of the picturesque Chiltern Hills and is within easy access of 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). Woodcote lies within a designated Area of Outstanding Natural Beauty (AONB). EPC rating D. Council tax band D.

Tenure - Leasehold - Share of Freehold





- Period conversion
- Cellar
- Driveway parking
- Kitchen/breakfast room
- Village location
- Close to nearby amenities

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Approximate Gross Internal Area 1164 sq ft - 107 sq m

Lower Level Area 274 sq ft – 25 sq m

Ground Floor Area 532 sq ft – 49 sq m

First Floor Area 358 sq ft – 33 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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