



West Chiltern, Woodcote RG8 0SG



West Chiltern, Woodcote

A rare opportunity to acquire this spacious three bedroom link detached property with extension potential (subject to the usual consents) located in the heart of this sought after village within walking distance to local shops, amenities, primary and secondary schools.

The accommodation comprises a sitting room, dining room, large conservatory, kitchen and cloakroom to the ground floor: on the first floor there are three bedrooms and a bathroom.

Outside there is a detached double garage and driveway parking to the front with a secluded rear garden, patio and an established lawn with established borders.



Tenure - Freehold

Accommodation

The property has gas central heating to radiators and double glazing throughout.

Entrance Hall: large walk-in storage cupboard, radiator, stairs to landing.

Cloakroom: Window to side, white two-piece suite, radiator.

Sitting Room: 13'9 x 13'7 Window to front, feature fireplace an electric stove set on a raised stone hearth and surround. Radiator and twin sliding doors to:

Dining Room: 10'11 x 8'10 Sliding doors to conservatory, wood style flooring, radiator.





Kitchen: 10'11x 10'6 (max) Window to conservatory and side door to garden, range of storage units with worktop, space for washing machine and fridge, electric oven, gas hob and extractor hood above. Quarry tiled and pine ceiling.

Conservatory: 17'1 x 10'6 floor to ceiling glazing with door to side, tiled floor, electric heater.

Stairs to landing: Vaulted ceiling with loft access, airing cupboard.

Bedroom 1: 12'10 x 11'7 Window to rear, radiator.
Bedroom 2: 11'3 x 11 (excl. wardrobes) Window to front, two fitted wardrobes, radiator.

Bedroom 3: 8'4 x 7'9 Window to front, radiator and over-stairs cupboard.

Bathroom: Window to side, three-piece suite, tiling, radiator.

Outside

To the front there is driveway parking for two cars, a wide lawned frontage with a pathway to the front door, covered porch, mature hedge and shrubs with planted borders.

To the rear there is a large patio leading to an established lawn flanked with flower beds, timber fencing, greenhouse, pond, two storage cupboards (one housing boiler), covered storage area with gated access to front and door to garage.

Detached Double Garage: 16'6 x 15'10
Inspection pit, power and light, door to garden.

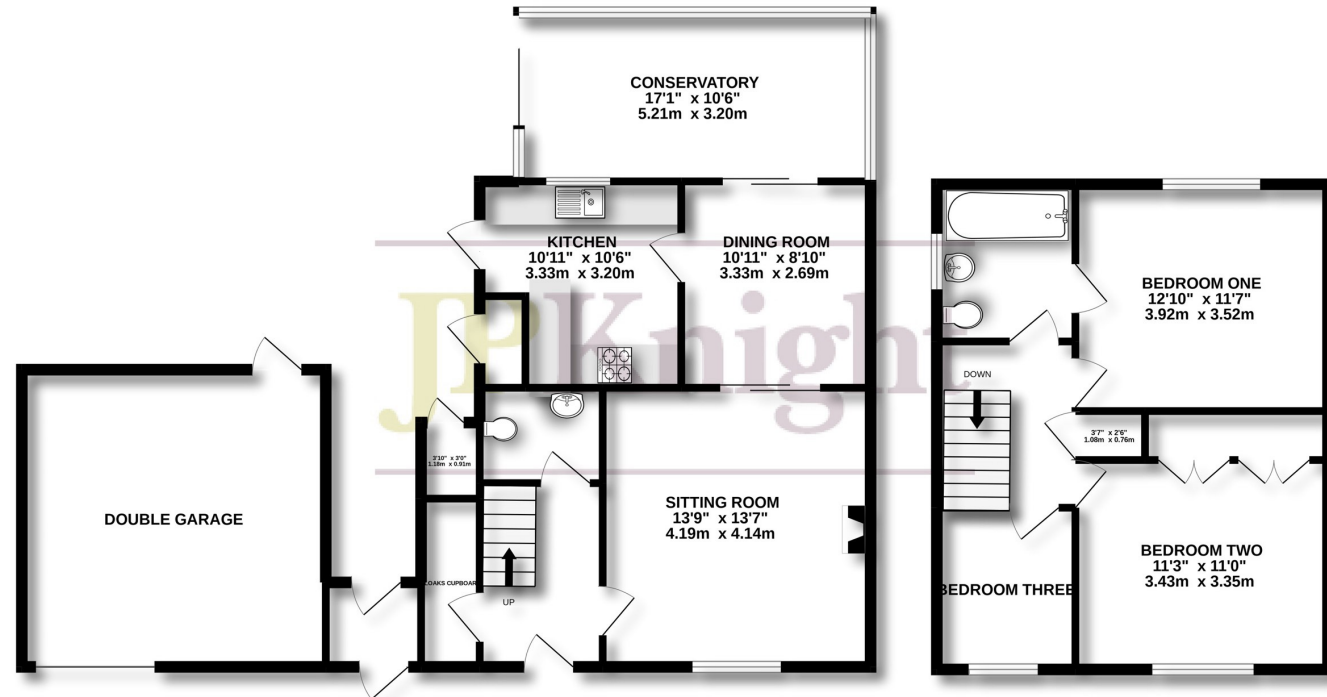


Directions

Continue south on St Martins Street across Market Place and into St Mary's Street and Reading Road. At the roundabout take the first exit on A4130 and at the next roundabout turn right onto Port Way A4074 for 3.8 miles. Turn right onto Red Lane and left after the green onto Whitehouse Road. Take first right onto West Chiltern and the property can be found on the left hand side after the bend.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-58	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1427 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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