



Goring Road, Woodcote RG8 OQG



Goring Road, Woodcote

A charming 1930's semi-detached house in a non-estate setting within the sought after village of Woodcote. This delightful property offers a perfect blend of character and modern comfort. There is a well-equipped kitchen/dining room that offers an open plan space with stable door to the garden, separate sitting room with contemporary fireplace and log stove with slate hearth and a utility/cloakroom. Upstairs a galleried landing serves 3 bedrooms and 3-piece bathroom.

To the rear there is a lovely, secluded south-southeast facing garden with mature trees, flowers and shrubs and brick outbuildings. There is ample parking on the gravel drive. The village has an excellent range of amenities and the nearby A4074 provides access to both Reading and Oxford.



Tenure - Freehold

Accommodation

Entrance Hall: Window to the front, herringbone wood block floor, radiator, cupboard housing gas boiler.

Sitting Room: Double aspect with windows to front and rear, contemporary fireplace with log stove, slate hearth and wood mantel. Cupboards and display shelving flank the chimney breast, radiator, coved ceiling and downlighters.

Kitchen/Dining Room: Double aspect with windows to the front and rear and a stable door to the garden. It has a range of storage units with wood worktops and stainless steel sink. Integrated gas hob, extractor hood, electric oven, space for a dishwasher and fridge-freezer, herringbone woodblock floor, downlighters, radiator.





Utility Room/Cloakroom: Window, stainless steel sink, cupboards, wood worktop, space for washing machine, low level wc, herringbone woodblock floor, radiator, wine fridge.

Stairs to Landing: Window to the rear, loft hatch.

Bedroom 1: Triple aspect with windows to the front rear and side, wardrobes flank the chimney breast, feature cast iron fireplace, radiator, picture rail.

Bedroom 2: Rear aspect, radiator, picture rail.

Bedroom 3: Window to the front, radiator.

Bathroom: White 3-piece suite including a bath with shower unit and screen, tiled walls and floor, radiator, Velux window, downlighters.

Outside

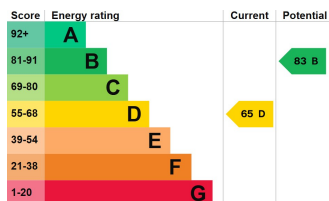
To the Front: Gravel drive across the front bordered by shrubs and plants, picket fencing and hedge.

Rear Garden: Offers an excellent degree of privacy and facing south/southeast there is a paved terrace leading to an area of lawn. This is bordered by established shrubs and flowers with a further paved terrace and pergola, side gate to the front, two brick stores.



Directions:

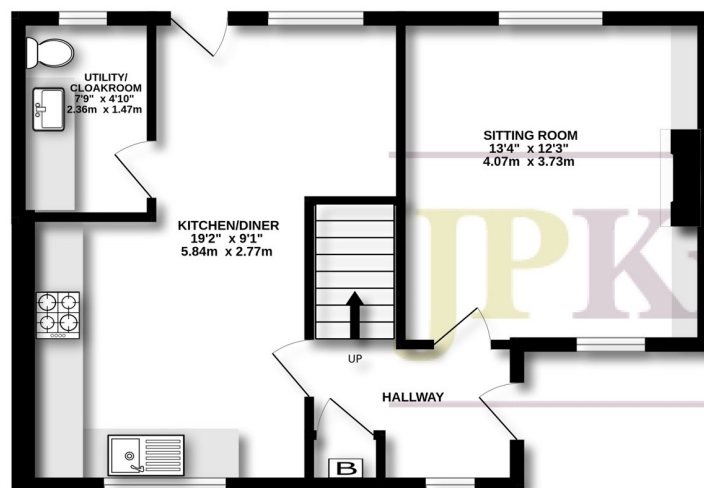
Head towards Market Place, turn right onto St Mary's Street, continue onto Reading Road, at the roundabout, take the 1st exit onto Nosworthy Way/A4130, at the roundabout, take the 2nd exit onto Port Way/A4074, turn right onto Red Lane, continue to follow B471 and the house will be on the left.



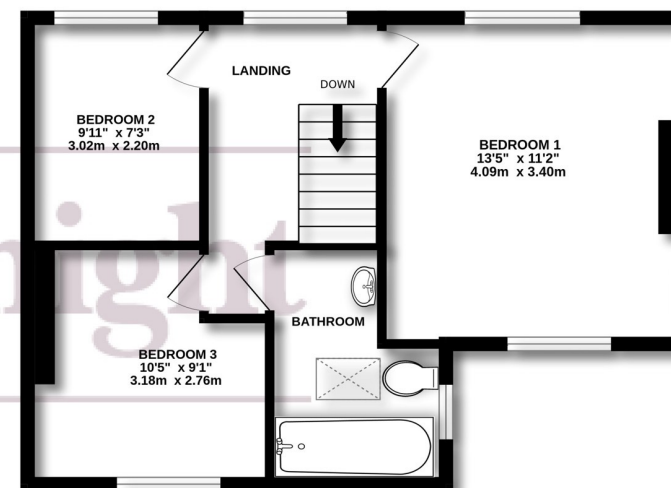
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 882sq.ft. (81.9 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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