



7 Summit House Close
Woodcote, Oxfordshire, RG8 0QZ



JAMESGESNER
- ESTATE AGENTS -



**7 Summit House Close
Woodcote
Oxfordshire
RG8 0QZ**

OIEO £525,000 FREEHOLD

Located within this sought after village is this deceptively spacious four-bedroom, three-bathroom town house with generous west facing gardens. Conveniently situated within this small cul-de-sac the property is nicely presented throughout.

Woodcote is one of South Oxfordshire's most sought-after villages, offering the perfect balance of countryside living and everyday convenience. Nestled within the beautiful Chiltern Hills, this thriving village enjoys a strong sense of community whilst benefiting from excellent access to nearby Wallingford, Reading and Oxford.



The accommodation is thoughtfully arranged over three floors and begins with a generous entrance hallway featuring two useful storage cupboards and a cloakroom. The spacious 21ft living room provides an excellent reception space, while the impressive open-plan kitchen/dining room measures approximately 19ft 8in and benefits from a fully integrated kitchen and French doors opening directly onto the rear garden, creating an ideal space for modern family living and entertaining.

To the first floor, the property offers a well-proportioned principal bedroom with en-suite shower room, two further bedrooms comprising a comfortable double and a generous single, together with a contemporary family bathroom. Occupying the top floor is a further excellent double bedroom with en-suite bathroom, along with a useful cupboard housing the boiler which was replaced in 2025.

Externally, the property benefits from located parking for two vehicles, a small front lawn, and side access leading to the rear garden. The garden enjoys a predominantly west-facing aspect and offers an excellent amount of outdoor space extending to both the side and rear. Laid mainly to lawn, it also features a patio seating area, established flower and shrub borders, and a large garden shed positioned to the side.



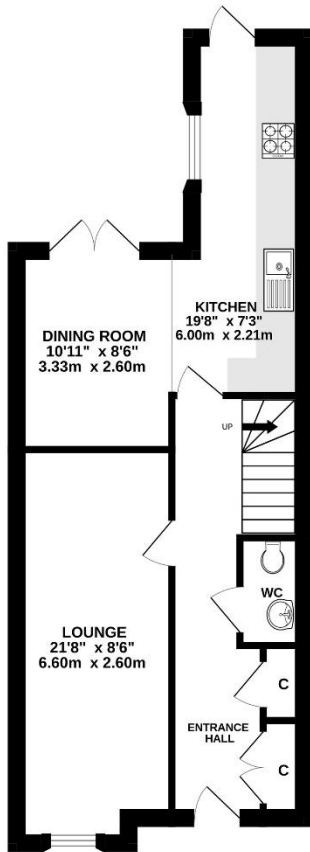
The village boasts an impressive range of amenities including independent shops, cafés, pubs, a health centre, library and highly regarded primary and secondary schools, making it particularly popular with families. Residents also enjoy a variety of sports clubs, community groups and scenic countryside walks right on their doorstep.

For commuters, Woodcote offers easy access to Reading's mainline railway station, providing fast services to London Paddington and the Elizabeth Line network, whilst the M4 and A34 are also within easy reach.

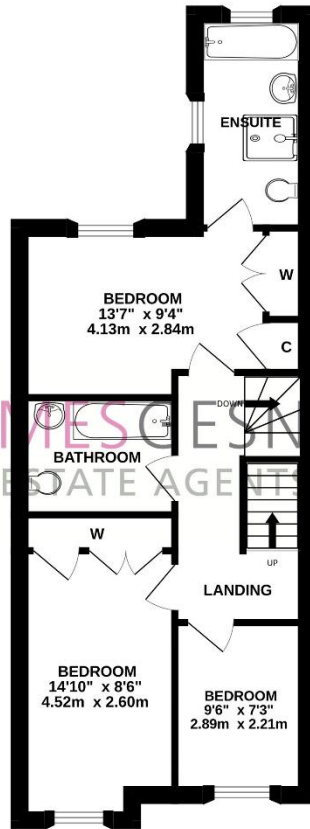
Surrounded by rolling countryside yet offering all the facilities required for modern living, Woodcote continues to attract buyers seeking a vibrant village lifestyle in one of Oxfordshire's most desirable locations.



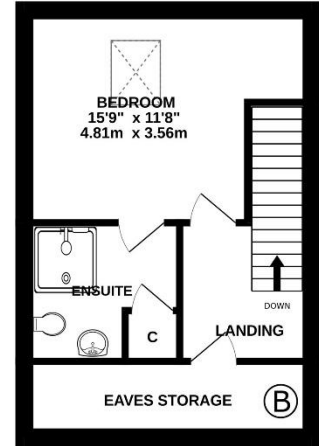
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.8 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
43-54	E		
31-42	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



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