



# FIRS WOOD

WOODCOTE ♦ OXFORDSHIRE

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Goring on Thames & Station - 3 miles (London Paddington in under the hour) ♦ Reading - 8 miles ♦ M4 at Theale (J12) - 9 miles  
♦ Henley on Thames - 11 miles ♦ Oxford - 18 miles  
(Distances and times approximate)

Situated on a sought after private road within a short walk from Woodcote village sits this excellent sized three bedroom semi detached family home.

- ♦ Sought After Location
- ♦ Excellent Transport Links
- ♦ Close To Village Centre

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- ♦ Driveway Parking Leading To Garage
- ♦ Private Well Maintained Garden & Outbuilding

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- ♦ In All Extending To 1,313 sq ft

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- ♦ Excellent Scope For Extension (STPP)



## SITUATION

The village of Woodcote, which lies just off the Reading to Oxford Road, is situated in an area of 'Outstanding Natural Beauty' surrounded by the scenic countryside of the Chilterns, with extensive beech woodlands and undulating fields. The village is some 500' (160 metres) above sea level and there are glorious far-reaching views from several parts of the village. Originally a small community based on farming and the countryside, Woodcote has grown substantially, especially during the 1960s and 1970s, is now a thriving village with a good range of local amenities including supermarket, nursery/garden centre, two public houses, modern health centre and excellent education facilities with two toddler playgroups, primary and secondary schools.

In addition to having well revered local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Near the centre of the village is the Parish Church, which was rebuilt in 1846 in a Norman style on the site of the original Norman structure, with a few traces of original walling still surviving. Woodcote House, an historic country mansion built in the 1730s, now forms part of the Oratory School, standing in extensive park like grounds east of the main village. A variety of local activities appealing to young and old are based in the Village Hall and nearby Community Centre and which are well publicised in the monthly village newspaper, the Woodcote Correspondent, circulated to all local residents.

Woodcote has good road communications with easy access for Reading, Henley, Oxford and the M40 and M4 networks. For rail commuters there are mainline stations locally at Pangbourne and Goring on Thames, as well as Reading, all providing fast services up to London (Paddington).

Crossrail services have commenced from Reading which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

### PROPERTY DESCRIPTION

This wonderful property boasts a large rear aspect living room, front aspect kitchen, conservatory, three good sized bedrooms, four piece bathroom suite, driveway parking leading to garage, and a private well maintained rear garden.

### GARDENS & GROUNDS

Beech Lane is ideally placed within a short walk of all local amenities as well as sought after schools and popular nature trails.

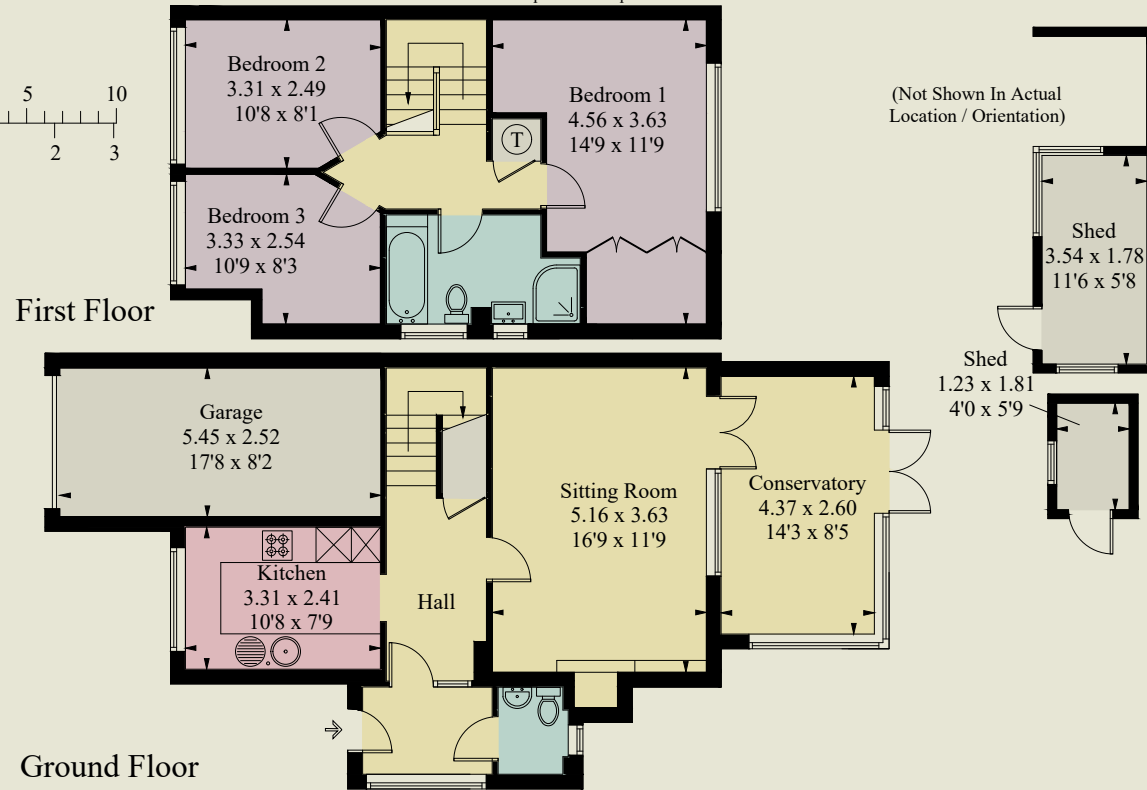
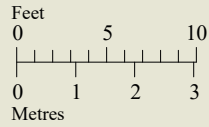


# Firs Wood, Beech Road, Woodcote, Oxfordshire, RG8 0PX

Approximate Gross Internal Area (including Garage) = 114 sq m / 1227 sq ft

Outbuildings = 8 sq m / 86 sq ft

Total = 122 sq m / 1313 sq ft



CREATESPACE DESIGN ref 678

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

## GENERAL INFORMATION

**Services:** Mains electricity, water, and drainage are connected to the property. Central heating and domestic hot water from gas fired central heating located in the garage.

**Council Tax:** D

**Energy Performance Rating:** D / 68

**Postcode:** RG8 0PX

**Local Authority:** South Oxfordshire District Council

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring, turn right and proceed up to the top of the High Street. At the railway bridge junction turn right and then left into Reading Road. Continue out of the village up White Hill and on reaching the crossroads at Crays Pond in approximately 1¼ miles, turn left for Woodcote. On entering Woodcote in a further mile, continue through then take a left into Beech Lane. Carry on and follow the road round to the left and Firs Wood will be found on the right hand side about 4 houses along.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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