



4 CHILTERN GARDENS

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 the fringe, close to open countryside, yet within walking distance of all village amenities, including village shops, extensive woodland walks, outstanding schooling and just a short drive from Goring & Streatley mainline railway station providing direct access to London Paddington within the hour.

A beautifully presented 4 bedroom, 2 bathroom house built in 2023 with 3 reception rooms and fully insulated detached garage, set in lovely south facing landscaped gardens.

- ♦ Popular South Oxfordshire Village
- ♦ Langtree School Catchment

- ♦ Exclusive Cul de sac
- ♦ Driveway Parking For 2 Cars

- ♦ 3 Reception Rooms
- ♦ Utility Room
- ♦ Main Bedroom With Built in wardrobes and Ensuite Shower Room
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom
- ♦ Fully Insulated Garage

- ♦ In All Approximately 1,528 sq ft

- ♦ South Facing Garden



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

4 Chilterns Gardens has lighter brick elevations under a clay tiled roof and was built in 2023 by reputable developer Rectory Homes. Forming part of a pretty small cul de sac with different styles of homes, the houses are both eco-efficient and stylish.

Entrance is under a pillared open porch into the hallway which has laminate flooring running through into the cloakroom and study/family room. There is underfloor heating to the whole of downstairs and there is a useful understairs storage cupboard. The study/family room is at the front of the house and then the sitting room at the back, overlooking the garden and having French doors for direct access. The sitting room has an inset fireplace and there are shelves built in either side. The kitchen breakfast room is dual aspect. It has shaker style units and integrated appliances.

To the dining end are French doors leading onto the terrace. There is a separate utility room with back door. Upstairs there is a galleried landing and main bedroom is found to the far end. It has deep double wardrobes and an ensuite shower room. There are 3 further bedrooms, 2 double and 1 single room. The family bathroom has bath with overhead shower and the house also has an airing cupboard and loft which is fully boarded.

OUTSIDE

There is a driveway to the side of the property and in front of the garage with parking for 2 cars. The garage has an electric roller front door and inside has been fully insulated, currently used as a gym. It has a side door leading directly into the rear garden.

The gardens have been beautifully landscaped with pretty border planting to the perimeter and some beds cut into the lawn. There are mature trees to the far end. A terrace runs across the back of the property, offering a perfect entertaining space to sit and enjoy the peaceful garden which compliments this stylish property perfectly.

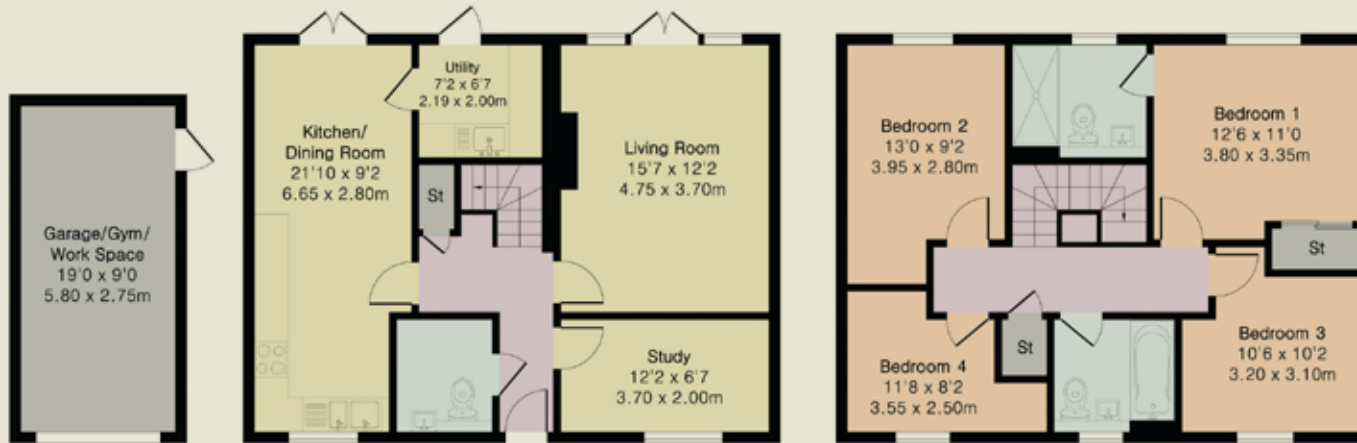


**Approximate Gross Internal Area 1528 sq ft - 142 sq m
(Including Garage)**

Ground Floor Area 678 sq ft – 63 sq m

First Floor Area 678 sq ft – 63 sq m

Garage Area 172 sq ft – 16 sq m



Garage

Ground Floor

First Floor

GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property. Central heating and domestic hot water from air source heat pump. Underfloor heating is throughout the downstairs and radiators upstairs. All bathrooms have heated towel rails.

There are media panels in the study/family room, kitchen and main bedroom.

Council Tax: F

Energy Performance Rating: B / 84

Postcode: RG8 0BU

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, carry on through the village and after the recreation ground turn right. Continue past Langtree school and out of the village and Chiltern Gardens will be found on the left hand side. 4 will be found on the left just after you enter the cul de sac.

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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