



32 WEST CHILTERN

WOODCOTE ♦ OXFORDSHIRE

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Goring on Thames - 3 miles ♦ Pangbourne on Thames - 3.5 miles

♦ Wallingford - 7 miles ♦ Reading - 8 miles ♦ Henley on Thames
- 11 miles ♦ M4 at Theale (J.12) - 9 miles ♦ M40 at Lewknor (J.6)
- 16 miles (Distances approximate)

Located within a quiet cul de sac and centrally placed for access to shops and both well revered primary and secondary schools in this popular village, is this beautifully presented, 4-bedroom, 3 reception room, extending to approximately 1,540 sq ft.

Within a mature setting with gardens and grounds to the front and back and driveway leading up to the integral garage.

- ♦ Popular South Oxfordshire Village
- ♦ Langtree School Catchment

- ♦ Driveway Parking For 2/3 Cars
- ♦ 3 Reception Rooms
- ♦ Utility Room
- ♦ 4 Bedrooms
- ♦ Family Bathroom
- ♦ Integral Garage

- ♦ Front & Rear Garden

- ♦ In All Approximately 1,540 sq ft



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

Dating from the early 1970's, 32 West Chiltern is a delightful family house, traditionally constructed having mellow old stock brick elevations under a steeply pitched tile roof with the bedrooms on the First Floor having vaulted ceilings providing an increased architectural effect adding to the feeling of space and proportion.

To the ground floor there is a covered front porch with integral door into the garage. A door then opens into the reception Hall with staircase and cloakroom. The house has masses of natural light running through, which is a theme throughout the property. There is solid oak floor in the hallway, living and dining room. The sitting room is a generous size and has shutters to the windows and there is an electric fire. An archway goes through into the dining room which has French doors leading out onto the terrace. The kitchen has gloss units and breakfast bar for casual dining. Next to the kitchen is the utility room, which connects through to the garage and has a back door to the garden.

Upstairs there are 4 bedrooms, 3 doubles and 1 single bedroom. 3 bedrooms have built in storage and the single bedroom has access to a generous eaves cupboard. The flooring is Karndean and all front bedrooms have built in shutters. On the landing is an airing cupboard and access a loft.

OUTSIDE

The property is accessed across the private driveway which provides parking for 2/3 cars, then leading up to the garage which has an electric roller door. The front aspect has a mature feel, with grass area, borders and a Magnolia tree. The main garden is at the back and has a beautiful Italian Porcelain tiled terrace, perfect for outside dining and entertaining. Fully fenced, the garden has bordering mature trees and shrubs and a large lawn. There are 2 sheds located at the back.



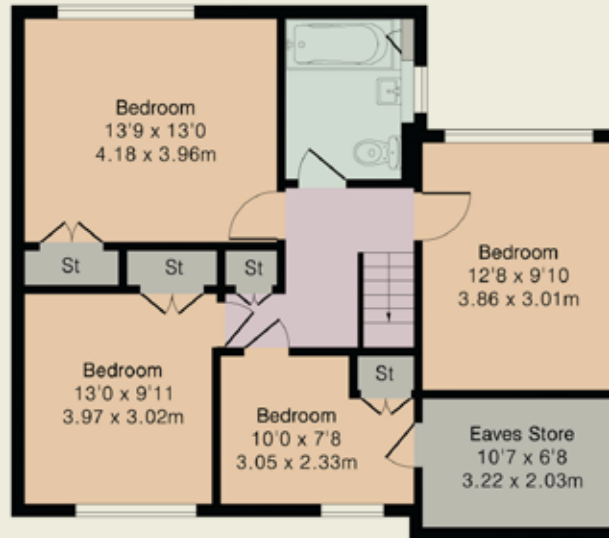
Approximate Gross Internal Area 1540 sq ft - 143 sq m (Including Garage)

Ground Floor Area 837 sq ft – 78 sq m

First Floor Area 703 sq ft – 65 sq m



Ground Floor



First Floor



GENERAL INFORMATION

Services: All mains services are connected to the property. Central heating and domestic hot water from gas fired boiler located in the kitchen.

Council Tax: E

Energy Performance Rating: TBC

Postcode: RG8 0SG

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up to the top of the High Street where at the railway bridge junction turn right again and then left into Reading Road. Continue up White Hill and out of the village and in a further 2 miles, on reaching the crossroads at Crays Pond, bear left signposted for Woodcote. In a further mile, on reaching Woodcote, continue into the central part of village where just before the recreation ground turn right into Whitehouse Road. Immediately past the Stores turn right into West Chiltern, follow the curving road round to the end, and 32 will be found almost straight ahead.

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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