



OAKLANDS

WHITEHOUSE ROAD ♦ WOODCOTE ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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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)

Privately tucked away 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, 3 bathroom house with generous reception space and integral garage, set in an exclusive gated plot and having a tiered south east facing garden.

♦ Popular South Oxfordshire Village

♦ Langtree School Catchment

♦ Shared Electric Gate Entrance

♦ Driveway Parking For 4 Cars

♦ 4 Reception Rooms

♦ Utility Room

♦ Main Bedroom With Dressing Area and Ensuite Shower Room

♦ Second Bedroom With Ensuite Shower

♦ 2 Further Bedrooms

♦ Family Bathroom

♦ Double Garage

♦ In All Approximately 1,761 sq ft

♦ Tiered South East 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

Oaklands is one of just two properties, built in 2011 and sitting exclusively behind electric gates. With red brick elevations under a tiled roof, the property benefits from many modern fixtures and fittings, including UPVC windows, oak interior doors, underfloor heating to downstairs and ensuite shower room. Entrance is under an open porch into the reception hall, which is a lovely light and airy space with all reception rooms leading off and the staircase to the far end with storage underneath and cloakroom. The kitchen is fully fitted with white high gloss units and views looking out onto the garden. There is a breakfast bar area and the room naturally flows into the dining room which has French doors out onto the terrace. There is a separate utility room off the kitchen which has a store and there are doors giving access to the front and rear of the house. The snug sits at the front of the house with large bay and then the sitting room is found to the end. With dual aspect, the room is a generous space with wood burner and then French doors at the end offering direct garden access. The oak staircase takes you up to the landing and bedroom 1 which has an ensuite shower room. Next to this is the family bathroom and then 2 further bedrooms and then the main bedroom suite is found at the far end. The bedroom looks across the garden and there is a dressing area and ensuite with large walk-in shower.

OUTSIDE

Approached from a private driveway through secure electric gates, serving Oaklands and only one other, the driveway is fully shingled with parking for up to 4 cars, plus double garage for further parking. A paved pathway leads up to the front of the property with planting in-between. The main garden is at the back and there is a wraparound terrace opening out in the middle for a lovely dining and entertaining area, facing south east. The terrace is surrounded by border planting offering an abundance of colours and having stunning light grey wrought-iron railings adjoining the lawned area above, with steps leading up to it. With hedged boundaries along the boundary, the garden offers a quiet, private space and compliments this stylish property perfectly.

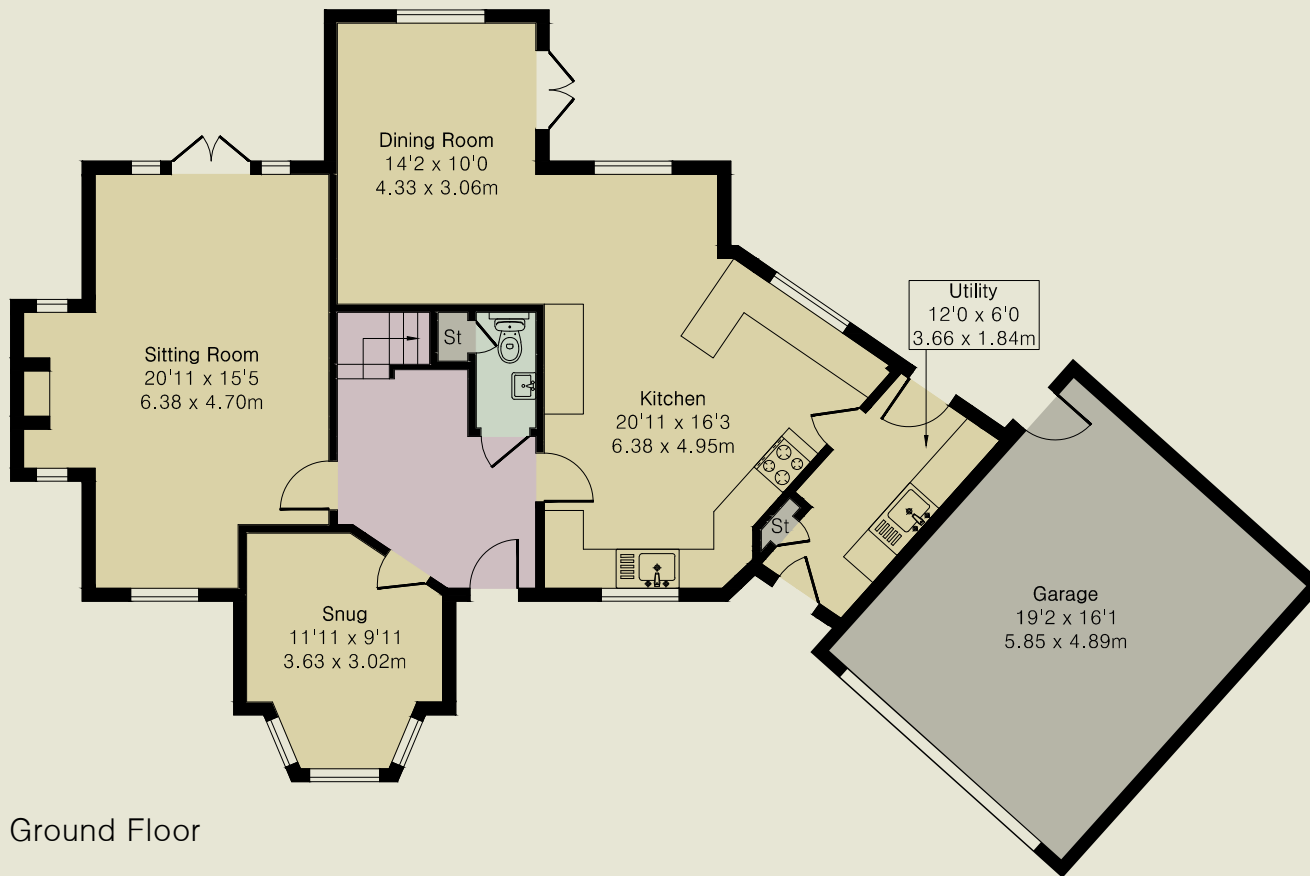


**Approximate Gross Internal Area 1761 sq ft - 164 sq m
(Excluding Garage)**

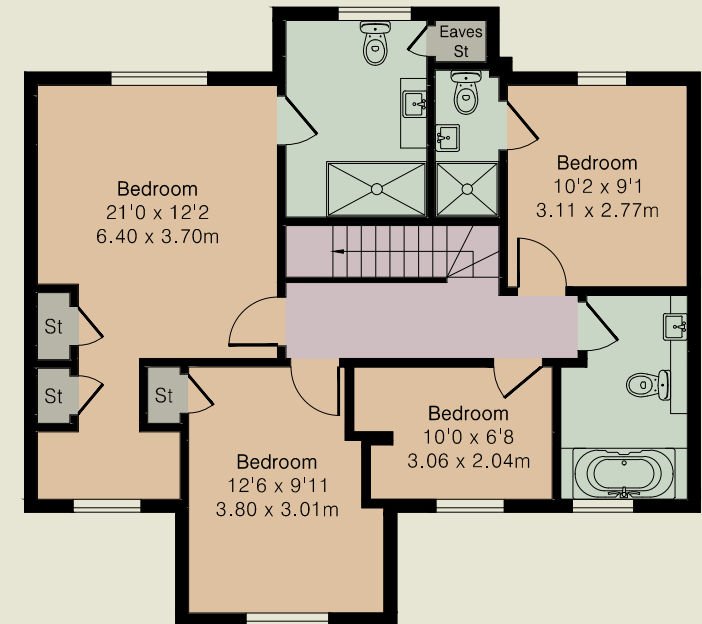
Ground Floor Area 991 sq ft – 92 sq m

First Floor Area 770 sq ft – 72 sq m

Garage Area 297 sq ft – 28 sq m



Ground Floor



First Floor



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. There is an electric car charging point.

Council Tax: G

Energy Performance Rating: C

Postcode: RG8 0SA

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, take the 2nd main turning in to Whitehouse Road, and just in-between 89 and 91 is a private driveway leading to an electric gate and Oaklands will be found on the right hand side.

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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