



4 SUMMIT HOUSE CLOSE

WOODCOTE ♦ OXFORDSHIRE

Warmingham
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Goring on Thames & Station - 3 miles ♦ Pangbourne on Thames & Station - 3 miles ♦ Reading - 8 miles ♦ M4 at Theale (J12) - 9 miles ♦ Henley on Thames - 11 miles ♦ Oxford - 18 miles
(Distances approximate)

A delightful first floor 2 bedroom spacious and light apartment recently decorated and offering good accommodation, thoughtful design with quality fixtures and fittings.

♦ Approximately 900 sq ft

- ♦ Entrance with intercom
- ♦ Open plan kitchen and living area
- ♦ Bathroom with shower over bath
- ♦ 2 Double bedrooms, with built in storage, master with ensuite shower room
- ♦ Landing/study area

♦ 2 Car parking Spaces

♦ Shared Garden



SITUATION

The Village of Woodcote lies to the North of Reading just off the A4074 road to Wallingford and is surrounded by scenic Chilterns countryside designated an A.O.N.B. Occupying an elevated position some 500' above sea level, there are stunning views from several parts of the village across the Thames Valley to the Berkshire Downslands beyond.

Originally a small hilltop settlement based on farming and agriculture, Woodcote has grown significantly in size since the war and is now thriving supporting an excellent infra-structure complimented by a Co-op supermarket, Newsagents Stores, Nursery/Garden Centre, 2 Pubs, modern Health Centre, and superb education facilities including Toddler/Playgroups, Primary School, and Langtree Secondary school the latter two being highly rated in recent Ofsted reports.

The Village Hall and close by Community Centre both offer a variety of local activities appealing to young and old and these are well publicised in the monthly Village newspaper, the Woodcote correspondent, which is circulated to all local residents.

Woodcote enjoys excellent road and rail communications with easy access to Reading, Oxford, Henley on Thames, both the M4 and M40 motorway networks. For Rail commuters there are local mainline stations at Goring on Thames, as well as Reading itself (Paddington 25 minutes).

PROPERTY DESCRIPTION

4 Summit House Close is a delightful first floor apartment with a communal entrance and stairs up to the private front door on the first floor. There is an entrance hall with understairs cupboard and storage cupboard. The open plan living area and fully fitted kitchen are well laid out and benefit from lovely large windows allowing plenty of natural light. Off the entrance hall is a bathroom with shower over the bath, and the 2nd bedroom/reception room with a fitted cupboard/wardrobe. Up the stairs to the 2nd floor is a study/landing area and door into the master bedroom suite. There is an abundance of space and eaves storage along with a well fitted ensuite shower room.

OUTSIDE

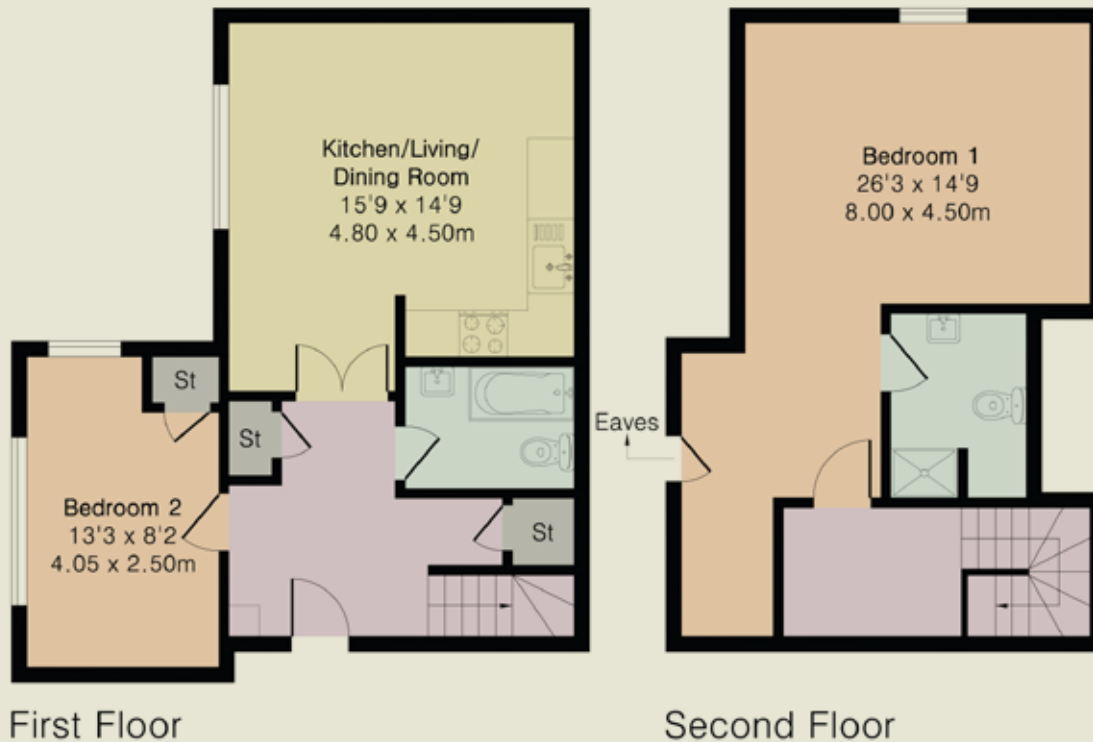
There are communal gardens for all four flats just on the other side of the close and parking providing space for 2 cars on site.



Approximate Gross Internal Area 899 sq ft - 84 sq m

First Floor Area 502 sq ft – 47 sq m

Second Floor Area 397 sq ft – 37 sq m



GENERAL INFORMATION

Services: Gas central heating, mains electricity and water to the property.

Council Tax: C

Energy Performance Rating: C

Postcode: RG8 0QZ

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

Share of freehold, Leasehold 105 years to run.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue to crossroads, turn right again and left up Reading Road, to Crays Pond turn left towards Woodcote and continue through Woodcote and turn right at Whitehouse Road, continue to the top and turn left into Greenmore and Summit House Close is a short way along on the left-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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