



LONG TOLL COTTAGE

WOODCOTE ♦ OXFORDSHIRE

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Reading - 7 miles ♦ Pangbourne on Thames - 4 miles ♦
Oxford - 20 miles ♦ Henley on Thames - 8.5 miles ♦
M4 at Theale (J12) - 8 miles ♦ M40 at Lewknor (J6) - 17 miles ♦
Newbury - 17 miles ♦ Wallingford - 7 miles (Distances approximate)

Idyllically located on the very fringe of this most desirable rural hilltop village adjacent to woodland, yet but a short drive to a mainline railway station in Goring-on-Thames, providing access to London in under the hour.

Long Toll Cottage offers a unique opportunity to acquire a detached property in an idyllic location, totaling 2.5 Acres of wonderful garden and grounds and adjoining woodland, there is scope to extend, subject to relevant planning permission.

- ♦ Uniquely Positioned To Adjoining Beech Woodland
- ♦ Offering Potential To Refurbish or Extend, Subject To Planning Permission
- ♦ Langtree School Catchment
- ♦ Idyllic Location with 2.5 Acres of well stocked Gardens

- ♦ 3 Reception Rooms
- ♦ 4 Bedrooms and 2 Bathrooms
- ♦ Driveway & Single Garage with Workshop

- ♦ In All Approximately 2,167 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, Moultsford 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.



PROPERTY DESCRIPTION

Situated in a most desirable position, Long Toll Cottage is a rare property. Having been occupied by the same owners since 1957 and extended twice, it offers potential to refurbish and further extend, subject to relevant planning permission. Originating from late 1700's/ early 1800's, this former bodgers cottage has white painted brick under a pitched gabled slate roof. Entrance is into the hallway with staircase. The flooring to ground level is a mixture of maple wood and parquet. There is a dining room at the front which is fully beamed and has a wood burner. A door then leads into the kitchen which, like both the living and sitting rooms have extensive views across the gardens which are absolutely spectacular. There is a door through to a small lobby with cloakroom off, then from the kitchen it leads into the living room. Enjoying dual aspect, the living room extends the depth of the house and has a fireplace as well as direct access to the beautiful gardens. Through to the sitting room, there is extensive shelving and the room also has a fireplace. From the hallway, the staircase leads up to a galleried landing and there is access to the loft. There are 2 double bedrooms and 2 single bedrooms as well as a family bathroom with bath and overhead shower and an additional bathroom.

OUTSIDE

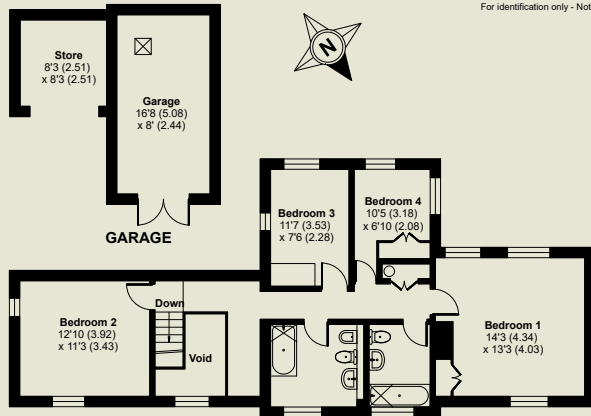
Fronting on to a quiet edge of village lane, adjacent to woodland, Long Toll Cottage is truly in an idyllic location. With a hedged frontage, the property sits privately behind this and then five bar gate allowing access to the driveway. There is a detached timber garage with workshop area attached to the rear and a Greenhouse is found within the garden, perfect for home growing. The gardens are an absolute delight containing many specimen trees, plants and shrubs, including stunning rhododendrons which altogether create an abundance of colours, interspersed within the expansive lawns, including manicured areas and wild cut, encouraging bees and butterflies.

There is a terrace across the back of the house providing seating to sit back and enjoy the gardens in total peace and harmony. The gardens then continue into a Beech woodland, providing a stunning backdrop and wonderful wildlife can be enjoyed. The gardens extend to 2.5 Acres and offer so much enjoyment to the property, the likes of which are very rare to the market.

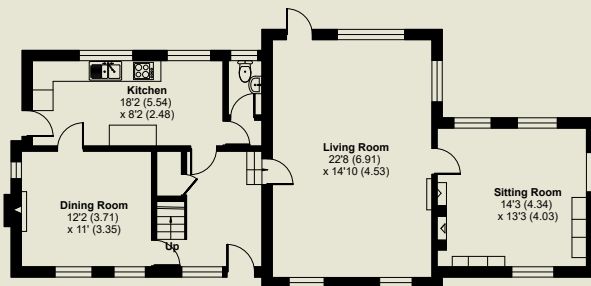


Long Toll, Woodcote, Reading, RG8 0RR

Approximate Area = 1763 sq ft / 163.7 sq m (excludes void)
Garage = 152 sq ft / 14.1 sq m
Outbuilding = 68 sq ft / 6.3 sq m
Total = 1983 sq ft / 184.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GENERAL INFORMATION

Services: Mains water and electricity are connected, septic tank drainage. Central heating from modern electric radiators and wall radiators in bathrooms.

Council Tax: E

Energy Performance Rating: F

Postcode: RG8 0RR

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 continue up to the top of the High Street. At the railway bridge junction turn right then next left into Reading Road and follow up Whitehill and out of the village. In 2 miles on reaching Crays Pond turn left at the crossroads for Woodcote. In a further ½ mile turn right at a small crossroads into Shirvells Hill. At the top of this road continue round to the left into Pot Kiln Lane and proceed along to the end of Pot Kiln Lane, where it meets with Long Toll. Turn right and continue out of the village and Long Toll Cottage will be found in about 200 metres on the right hand side.

what3words:

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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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com