



OAKSIDE HOUSE

WOODCOTE ♦ SOUTH 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 beautifully presented house of approximately 2489 Sq Ft with excellent flexible spacious living space consisting of 3 reception rooms, 5 bedrooms, 3 bathrooms and lovely views of the Elvendon Valley.

♦ Reception Hall

♦ Sitting Room

♦ Family Room

♦ Cloakroom

♦ Large Kitchen/Breakfast Room with bi-fold doors to outside

♦ Utility Room

♦ Master Bedroom with En suite Shower Room

♦ Family Bathroom with roll-top Bath

♦ 3 Further Double Bedrooms on first floor

♦ 1 Double Bedroom and En suite Bathroom with Bath and Overhead Shower on second floor

♦ Grassed Front Garden plus Driveway for 3 cars

♦ Rear Patio Area and Large Grassed Garden with far reaching views

♦ Large Shed

♦ Gas Central Heating



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 Downlands 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

Oakside House is a newly built 5 bedroom family house of substantial proportions. Located on the edge of the village, it captures the most glorious views across the Elvendon Valley. There is a large reception hall with wood flooring which carries on through most of the downstairs area. The sitting room is a lovely carpeted room at the front of the house. There is a family room which could be a useful office or study, and also a cloakroom on the ground level. The kitchen/breakfast room is at the back of the house and benefits from a large island for both working and sitting with ample space for a dining table. There are bi-fold doors which open out to the patio area and large grassed garden with views beyond. There is a separate utility room where the boiler is located and an exterior door giving side access. The stairs lead up to a spacious landing area, giving access to all rooms and staircase to the second floor. The master bedroom is a large room with wonderful views, with an en suite shower room. There are 3 further double bedrooms plus the family bathroom on the same floor. The top floor offers a large bedroom with its own bathroom with bath and overhead shower. There is also a cupboard at the top of the stairs with hanging space.

OUTSIDE

There is a driveway at the front of the property, plus grassed area and high hedge. The back garden offers a patio area and large grassed garden, leading down to the Elvendon Valley beyond. There is a large shed at the side of the house.



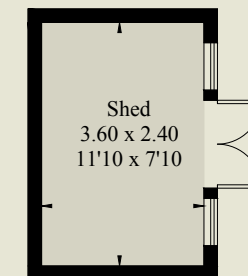
Oakside House, Goring Road, Woodcote, Reading, RG8 0QD

Approximate Gross Internal Area (Excluding Shed)
231.2 sq m / 2489 sq ft

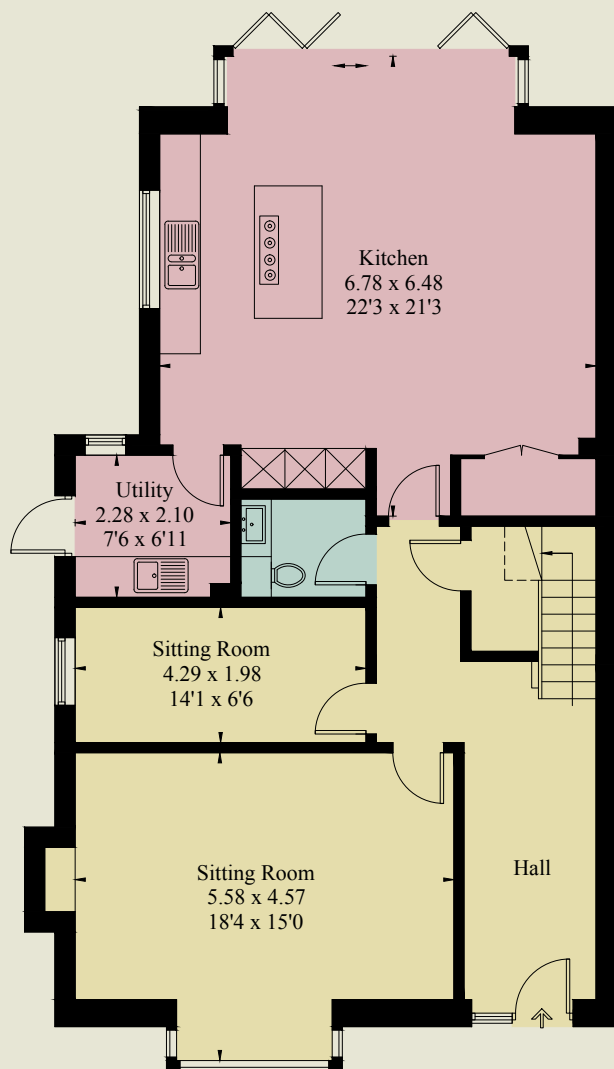


 = Reduced headroom below 1.5m / 5'0

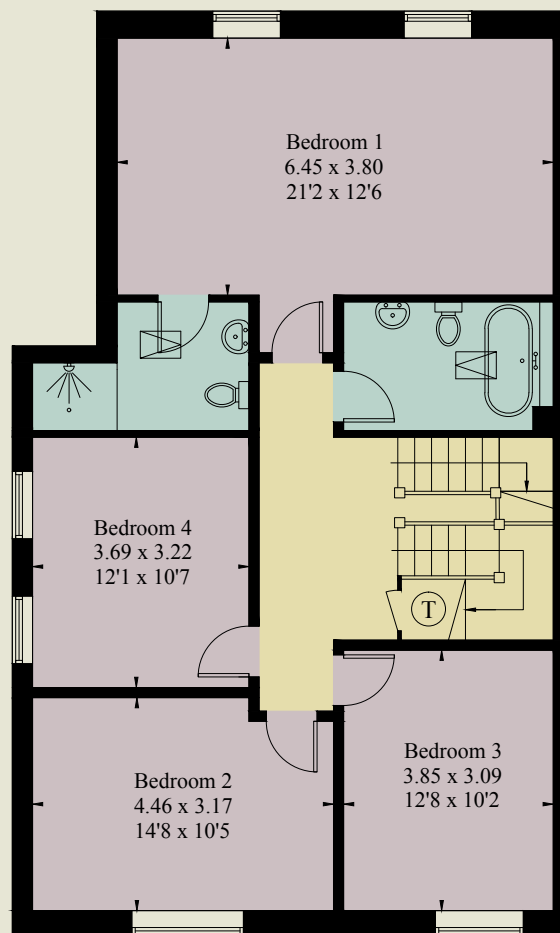
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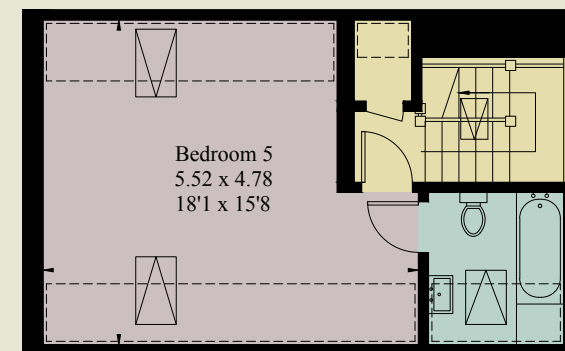
(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Second Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 190269

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

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

Council Tax: G

Energy Performance Rating: B

Postcode: RG8 0QD

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

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 where at the railway bridge junction turn right and then next left into Reading Road. Continue along this road and up out of the village and on reaching the crossroads at Crays Pond in a further 2 miles turn left signposted for Woodcote. Proceed for a further mile and on reaching Woodcote, Oakside House will be found on the left -hand side at the bottom of the dip in the road.

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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