

7 SANDFORD CLOSE

WOODCOTE ✦ OXFORDSHIRE

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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 semi-detached house situated in a tucked away position at the end of a small cul-de-sac conveniently located just steps away from the village Primary and Secondary schools. The property offers accommodation that is all oriented overlooking the rear garden, with two double bedrooms. The garden is West facing, with a garage and parking space to the side, and the property is available with no onward chain.

- ✦ Semi-Detached House
- ✦ Cul-de-Sac Location
- ✦ With No Onward Chain
- ✦ Easy Access to Village Schools
- ✦ Two Double Bedrooms
- ✦ Garage and Parking
- ✦ West Facing Rear 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, Moulsford 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

The front door opens into an inner lobby, with access to all rooms. The kitchen/diner is double aspect, fitted with a range of units and including freestanding washing machine and cooker, with a door that leads to the garden. The lounge is also a bright West facing space overlooking the rear garden, with a staircase to the first floor.

To the first floor are two double bedrooms, both with wardrobe cupboards, and a family bathroom fitted with a bath with shower over.

OUTSIDE

There is an open lawned garden at the front with a path leading to the front door.

The delightful rear garden faces West, and is not overlooked. A flagstone patio is adjacent opening to a level lawned garden with mature shrubs at the bottom of the garden. Gated access at the side leads to the garage, which has an up and over door and space to park one car in front. Access to the garage is via a private gravelled drive at the side accessible by only four properties. (Agent's note: there is a footpath at the bottom of the garden which provides rear access for the adjacent property, but could be fenced off if desired).









Approximate Gross Internal Area 646 sq ft - 60 sq m
(Excluding Garage)
Ground Floor Area 323 sq ft – 30 sq m
First Floor Area 323 sq ft – 30 sq m
Garage Area 144 sq ft – 13 sq m



Garage



Ground Floor



First Floor





GENERAL INFORMATION

Services: Electric storage heating, mains water and drainage. (Agent's note: there is a gas supply to the house).

Council Tax: D

Energy Performance Rating: E / 47

Postcode: RG8 0UX

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
///depend.hothouse.shields

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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