

16 Bensgrove Close, Woodcote, Reading, RG8 0SJ
Guide Price £425,000 Freehold

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Residential Sales & Lettings

- No Onward Chain
- In Need Of Cosmetic Renovation
- Fitted Kitchenand Bathroom
- Single Garage
- Gas Fired Central Heating
- 3 Bedroom House
- Downstairs WC
- Private Rear Garden
- Great Village Location
- UPVC Double Glazing





Offered to the market with no onward chain is this vacant three bedroom link detached family home, situated in the sought after South Oxfordshire village of Woodcote. The property offers spacious and versatile accommodation and, whilst requiring cosmetic modernisation, provides an excellent opportunity for buyers to create a home to their own taste.

Woodcote is a charming South Chiltern village situated approximately three miles north east of Goring and benefits from a strong sense of community. The village offers a good range of local amenities including primary and secondary schooling, a local shop, pubs, library and nearby garden centre. The surrounding countryside provides an abundance of attractive walks, with the Chiltern landscape and River Thames valley close by. The historic market town of Wallingford is approximately four miles to the west and offers a wider range of shops, leisure facilities and amenities. Rail services to Reading, London Paddington and Oxford are available from nearby Goring & Streatley and Pangbourne railway stations.

The accommodation comprises a welcoming entrance hall with stairs rising to the first floor and a convenient ground floor cloakroom. There is a front aspect living room, together with a spacious separate dining room to the rear featuring doors opening directly onto the garden. The fitted kitchen provides a range of eye and base level units with ample work surface space. On the first floor are three well proportioned bedrooms, all served by a modern family bathroom fitted with a shower over the bath. Further benefits include UPVC double glazing and gas radiator central heating.

Externally, the property enjoys a fully enclosed and private rear garden, featuring a full width patio and lawn providing an excellent space for outdoor dining and entertaining. A timber summerhouse provides useful storage, while the garden also offers potential for a replacement garden office or outbuilding, subject to any necessary consents.

The garage benefits from power, an up and over door and additional access from the rear garden. To the front, driveway parking provides access to the garage.

An excellent opportunity to acquire a three bedroom family home with considerable potential in a desirable village setting. To arrange a viewing or for further information, please contact sole selling agents Sansome & George Tilehurst.

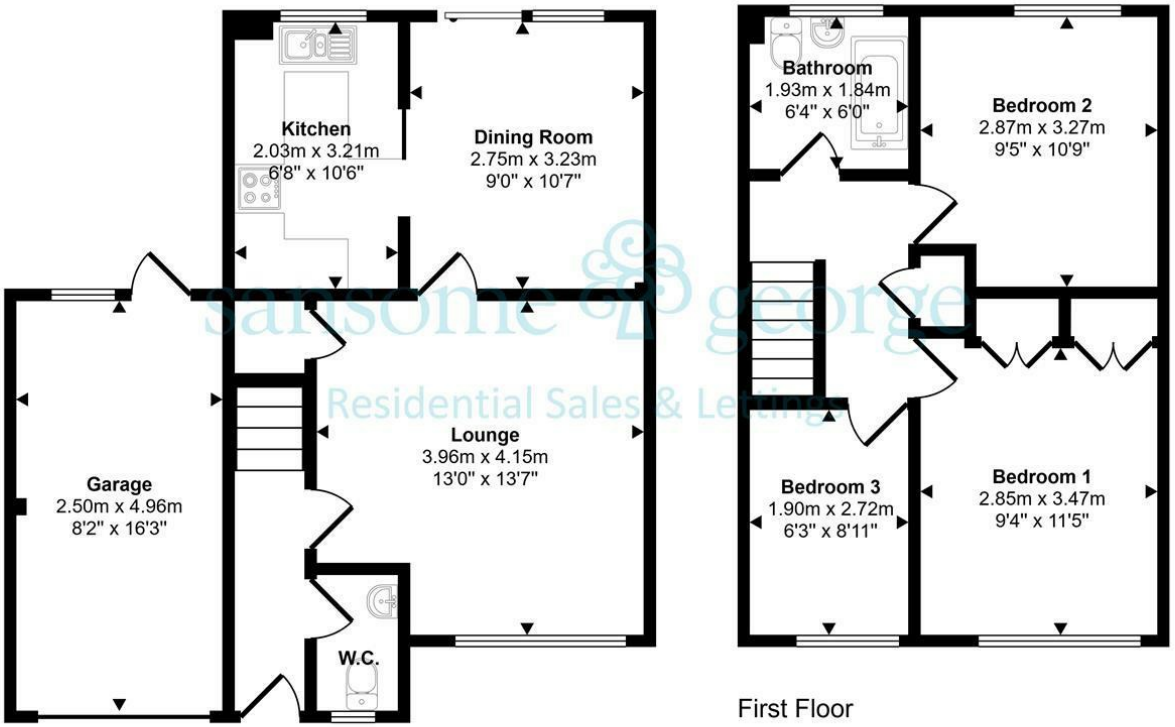
South Oxfordshire Council Tax - Band E







Approx Gross Internal Area
89 sq m / 955 sq ft

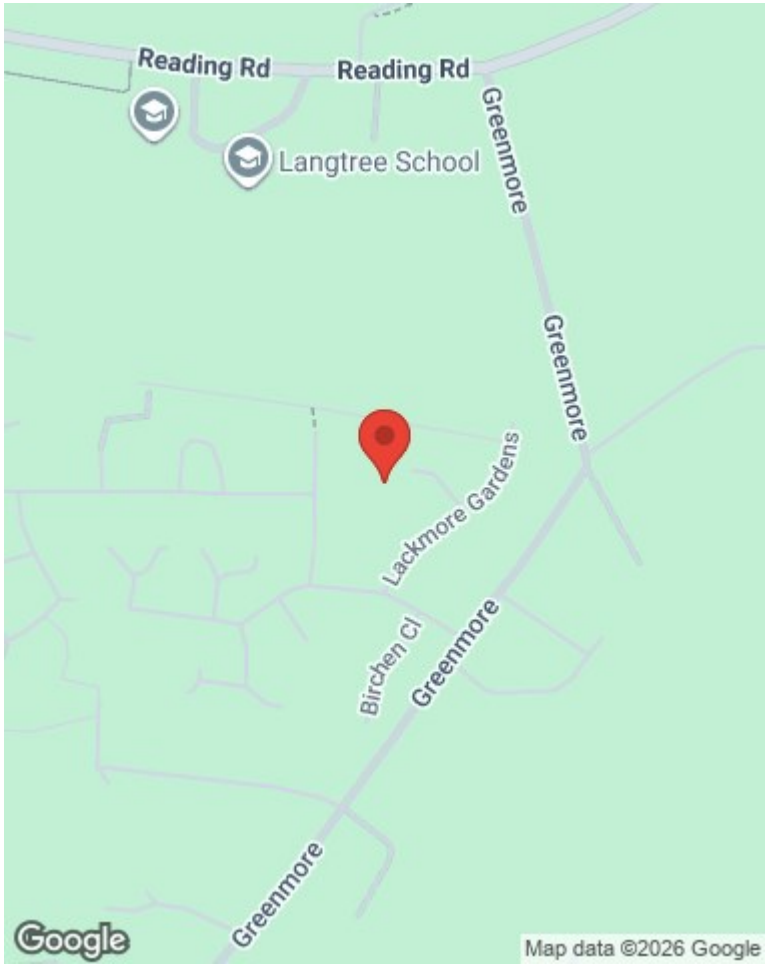


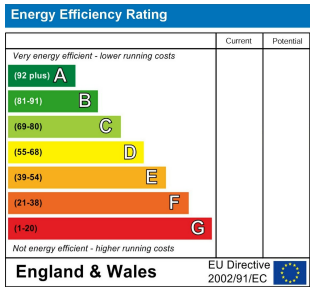
First Floor
Approx 37 sq m / 397 sq ft

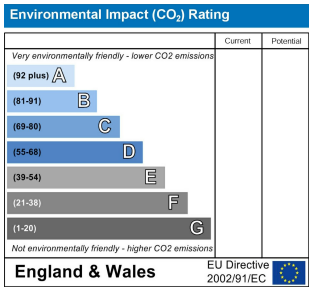
Ground Floor
Approx 52 sq m / 559 sq ft

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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