



# GLENEAGLES

64 WHITEHOUSE ROAD ♦ WOODCOTE ♦ OXFORDSHIRE

**Warmingham**  
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Goring on Thames & Station - 3 miles (London Paddington in under the hour) ♦ Reading - 8 miles ♦ M4 at Theale (J12) - 9 miles  
♦ Henley on Thames - 11 miles ♦ Oxford - 18 miles  
(Distances and times approximate)

Occupying an elevated position, the property is idyllically located on the quiet fringe of this highly regarded Chilterns village, within close walking distance village amenities, outstanding schooling, extensive woodland paths, and only a short drive from Goring & Streatley mainline railway station providing direct access to London Paddington within the hour.

- ♦ In need of modernisation
- ♦ Excellent potential
- ♦ Langtree school catchment
- ♦ Walking distance of amenities
- ♦ No onward chain
- ♦ Four bedrooms
- ♦ Generous plot
- ♦ Large private rear garden
- ♦ In All Extending To 1,358 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, Moulsoford 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

Covered porch with upvc double glazed door leads into an entrance hall and doors to principle rooms and a staircase to the first floor.

The lounge is double aspect with gas coal effect fire and sliding patio door opening onto the reset aspect sunroom with enjoyable outlook over the private rear garden, a glazed door leads into a second sunroom, and doors into the kitchen. The kitchen is fitted with wall and base units, plumbing and appliance spaces return door to entrance hall.

There are three ground floor double bedrooms and a shower room.

To the first floor there is a self contained annexe suite, with a lounge area, shower room and bedroom with ample eaves storage throughout.

### OUTSIDE

To the front of the property gravelled driveway providing ample off road parking with access to the detached garage. Lawned garden to the front with rose bed border.

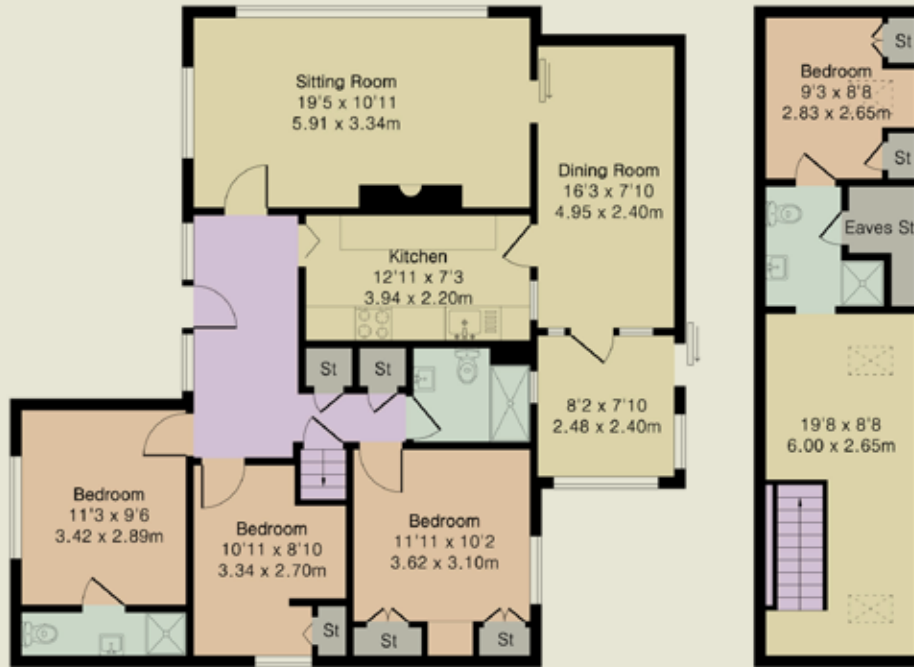
To the rear of the property a particular feature, a generous predominately West facing private and secluded garden, with patio area adjacent opening onto a dog legged lawned garden enclosed by mature hedging. Flower and shrub beds and borders and part glazed door into the detached garage.



## Approximate Gross Internal Area 1358 sq ft - 126 sq m

Ground Floor Area 1058 sq ft – 98 sq m

First Floor Area 300 sq ft – 28 sq m



Ground Floor

First Floor

## GENERAL INFORMATION

**Services:** Mains electricity, water, and drainage are connected to the property. Central heating and domestic hot water from gas fired central heating.

**Council Tax:** E

**Energy Performance Rating:** D / 57

**Postcode:** RG8 0SA

**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 proceed up to the top of the High Street. At the railway bridge junction turn right and then left into Reading Road. Continue out of the village up White Hill and on reaching the crossroads at Crays Pond in approximately 1¼ miles, turn left for Woodcote. On entering Woodcote in a further mile, turn right in to Whitehouse Road, and No 64 will found right the way at the top, just before you reach the woods.

## 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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