



# 93 WAYSIDE GREEN

WOODCOTE ♦ OXFORDSHIRE

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# 93 WAYSIDE GREEN

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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)

Within a rural village high up on the Chilterns, occupying a pleasant residential location in a popular cul-de-sac and centrally placed for easy access to shops, co-op supermarket and both primary and secondary schools in this popular village surrounded by scenic Chilterns countryside.

A 4 bedroom, 2 bathroom link detached house, attractively presented with a private driveway and garage, extending to approximately 1,495 Sq Ft with mature garden.

- ♦ Entrance Hall
- ♦ Shower / Cloakroom
- ♦ Living Room
- ♦ Dining Room
- ♦ Conservatory
- ♦ Kitchen / Breakfast Room
- ♦ Utility Room

- ♦ Landing
- ♦ 3 Double Bedrooms with Built in Storage
- ♦ 1 Single Bedroom
- ♦ Family Bathroom

- ♦ Garage
- ♦ Private Driveway Parking

- ♦ Lawned Gardens to the front and rear with plot size of 0.1 of an Acre

- ♦ In All Extending To 1,495 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.

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

Dating from the early 1970's, 93 Wayside Green is a link detached 4 bedroom family house, traditionally constructed having red brick and boarded elevations under a pitched tile roof.

Previously extended to include a downstairs shower room, utility room and larger kitchen, it has also been upgraded by the current owner, to offer well-presented and spacious, light and bright accommodation. Entrance is into a wide hallway with fitted coats cupboard. A porcelain floor runs through from the entrance hall into the downstairs shower and cloakroom. The hallway continues into the house and there is a staircase with understairs cupboard. The sitting room has a large picture window overlooking the front garden and there is a gas fire. The room then opens up into the dining room and then sliding doors lead you into the conservatory. The conservatory enjoys garden views and it has a reflective glass roof. The kitchen has been recently installed and has white gloss units with solid wood worktops, ceramic flooring which runs through into the utility room and AEG integrated appliances. It has a breakfast bar and there is a door leading to the outdoor patio and another door at the back taking you into the utility room which has an additional sink.

Upstairs, the landing has a loft access. The loft has a drop down ladder. There are 3 double bedrooms, all with wardrobe space and a fourth single bedroom. The family bathroom has a 3 piece white suite.

## OUTSIDE

To the frontage is a private driveway providing a parking space and leading up to the garage front up and over door. The garage also has a useful back door to the far end and there are electricians. The front garden is set privately behind hedging and path leads to the front door. There is a side gate on the left taking you to the rear garden. There is a patio coming off the back and a secondary terrace to the rear, offering wonderful "al fresco" opportunities within this mature setting. There is a pergola with climbing plants across the back and an apple and fig tree to the rear boundary. The remainder is lawned and the gardens are delightfully presented, complementing this property.

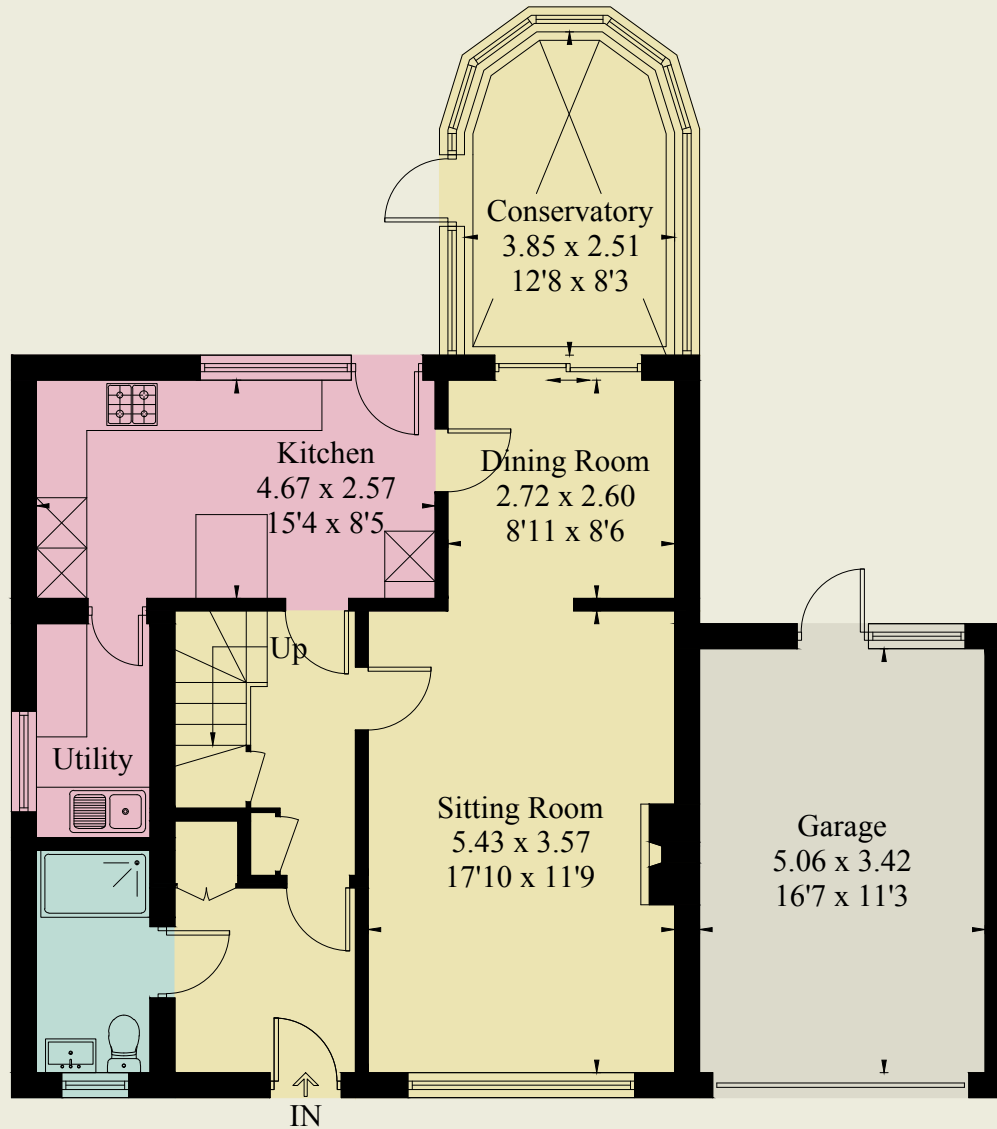


# 93 WAYSIDE GREEN, WOODCOTE READING RG8 0PR

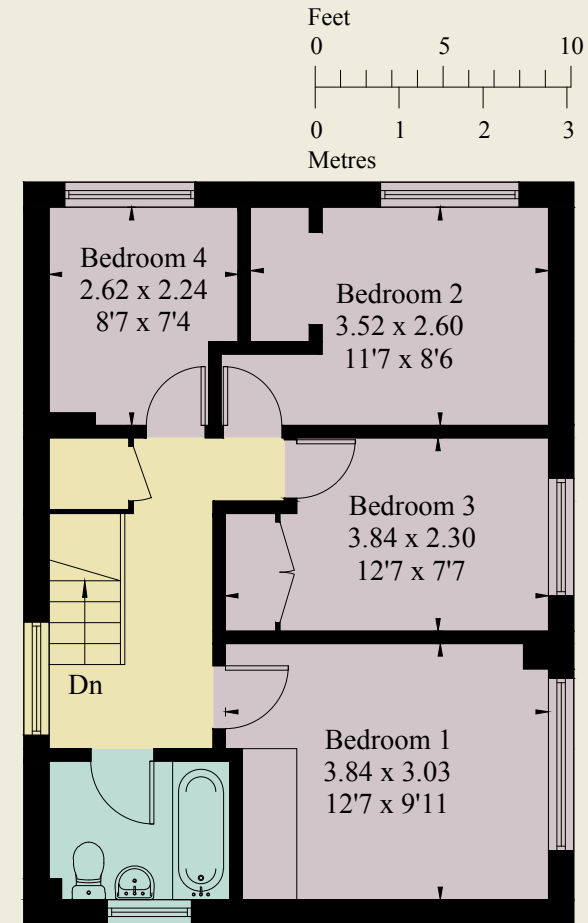
Approximate Floor Area = 121.7 sq m / 1310 sq ft

Garage = 17.2 sq m / 185 sq ft

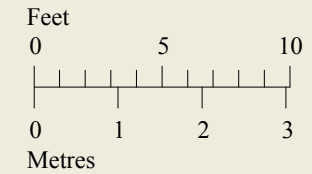
Total = 138.9 sq m / 1495 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96107



## GENERAL INFORMATION

**Services:** All main's services are connected to the property. Central heating and domestic hot water from gas fired boiler located in the utility room. There is a new consumer unit and the property has a water softener.

**Council Tax:** E

**Energy Performance Rating:** E / 53

**Postcode:** RG8 0PR

**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 take the next turning left, proceeding up the hill and out of the village. In approx. 2 miles on reaching Crays Pond turn left at the crossroads for Woodcote. Carry on through the village and past the recreation ground on the right. Then take the next left onto South Stoke Road and left again in a further 50 metres onto Folly Orchard Road. The road naturally joins Wayside Green and Number 93 will be found on the right hand side.

## 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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