



12, Folly Green, Woodcote, Woodcote  
S Oxon, RG8 0ND

£350,000

Beville  
ESTATE AGENCY

- Village location
- Garage & ample off road parking
- Secluded rear garden
- Walking distance to shops
- Easy access to Reading & Oxford
- Presented in good order
- Pleasant open aspect to front & rear
- Recently re fitted shower room
- Sold with no onward chain

Spacious two bedroom semi detached home, presented in good order throughout, situated in a sought after cul-de-sac, with secluded rear garden. EPC: tbc

Accommodation includes: Hall, fitted kitchen, 15ft lounge/ diner with double doors to conservatory with doors to rear garden. From the hall the staircase leads to first floor landing, two double bedrooms & recently refitted shower room.

Noteworthy features include; gas fired central heating with recently fitted combi condensing boiler, double glazing, ample built in cupboards, off road parking, garage with eaves storage space. The property is sold with no onward chain.

#### OUTSIDE

To The Front Of The Property brick paved & tarmac driveway leads to garage providing off road parking, beech hedging, path to covered front entrance.

To The Rear Of The Property is a pleasant, secluded garden. Paved patio with covered area, garden laid mainly to lawn, fully enclosed with mature hedging & fencing, established shrubs.

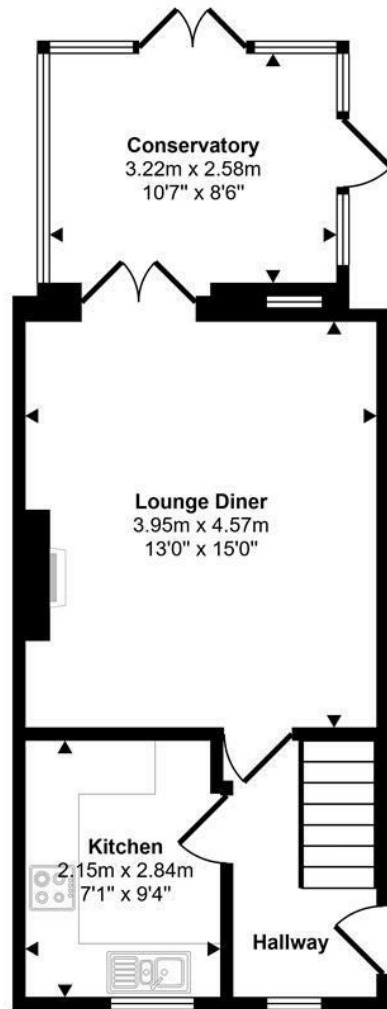
Total Floor Area (including garage): 120m<sup>2</sup> (1300sqft)

Services: Mains electricity, gas, water & drainage.

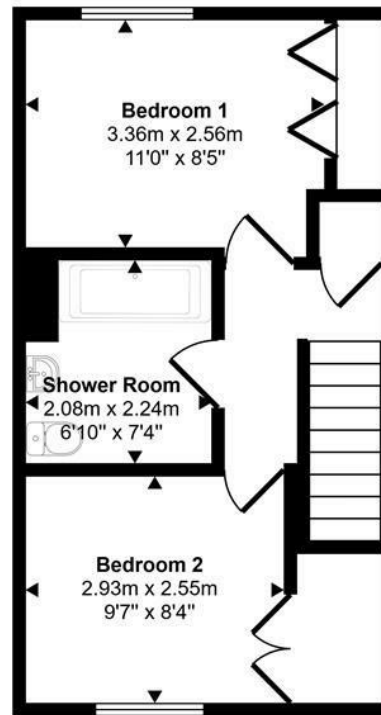
Council Tax Band C

Folly Green is a sought after location, conveniently situated close to local schools and amenities providing day to day needs including; Post office/ General stores, health centre, library, garage, garden centre, two Public Houses and takeaway. The village boasts excellent schooling at both primary and secondary levels, with Langtree School receiving recent accolades for academic, sporting and cultural achievements. Woodcote is set on the edge of the picturesque Chiltern Hills and is within easy access to Reading (8 miles), Henley (8 miles) and M4 junction 12 (9 miles). London Paddington is less than 30 minutes from Reading Railway Station or 45 minutes from Goring Railway Station (3 miles away). Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. There is a regular bus service to Reading & Oxford. Woodcote is within a designated Area Of Outstanding Natural Beauty (AONB).

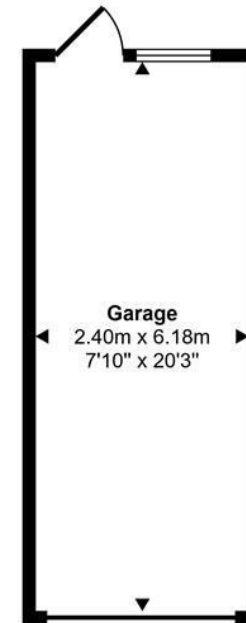
Approx Gross Internal Area  
85 sq m / 917 sq ft



**Ground Floor**  
Approx 39 sq m / 425 sq ft



**First Floor**  
Approx 31 sq m / 332 sq ft



**Garage**  
Approx 15 sq m / 160 sq ft

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.



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Directions

Proceeding north from Reading on the A4074, turn left at the signpost to Woodcote and continue for approximately mile, upon reaching the crossroads turn left and take the second right into Folly Green.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.