



25 WHITEHOUSE ROAD

WOODCOTE ♦ OXFORDSHIRE

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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 a prime position on this popular road, the property is idyllically located 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.

A brand new detached property, being one of only two bespoke modern designs offering 3 bedroom, 2 bathroom family accommodation of approximately 1593 sq ft with garage, driveway parking and garden.

♦ Driveway

♦ Entrance Hall

♦ Cloakroom

♦ Utility Room

♦ Kitchen/Breakfast Room with bi-fold doors

♦ Sitting Room

♦ Landing

♦ Main Bedroom with Dressing Area and En-Suite Shower Room

♦ Family Bathroom with Bath and Separate Shower

♦ 2 Further Double Bedrooms

♦ Garage

♦ In All Approximately 1593 sq ft

♦ Enclosed 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, Moultsford 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

25 Whitehouse Road is a brand new property with part brick and flint and boarded elevations and one of only 2 houses built to a high impressive standard. Featuring oak flooring in the entrance hall with underfloor heating to the whole of downstairs, the property has a light and airy feel which is apparent on entry. The sitting room is at the front of the house and there is a utility room and cloakroom. The kitchen breakfast room looks onto the garden with bi-fold doors taking you out onto the patio terrace. The kitchen is a Laura Ashley designed kitchen with beautiful quartz worktops and large island.

Upstairs takes you to the central landing and the main bedroom overlooking the front, with full length doors. There is a dressing area and ensuite, which is a modern wet room. There are 2 further double bedrooms and a family bathroom with bath and separate shower.

There is planning permission in place to build a 4th bedroom over the garage.

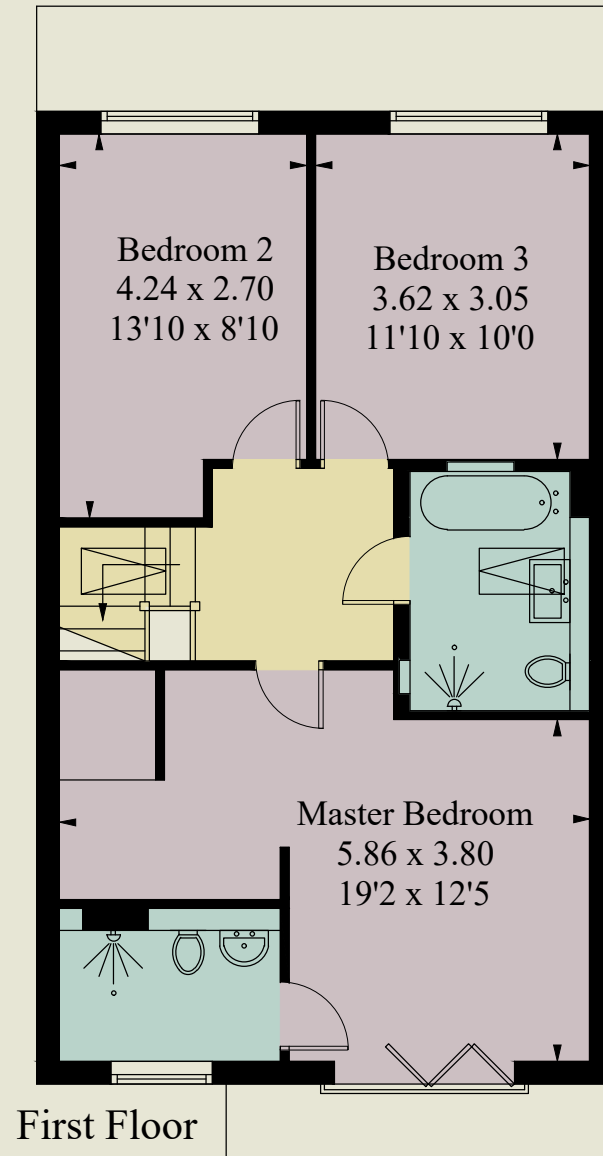
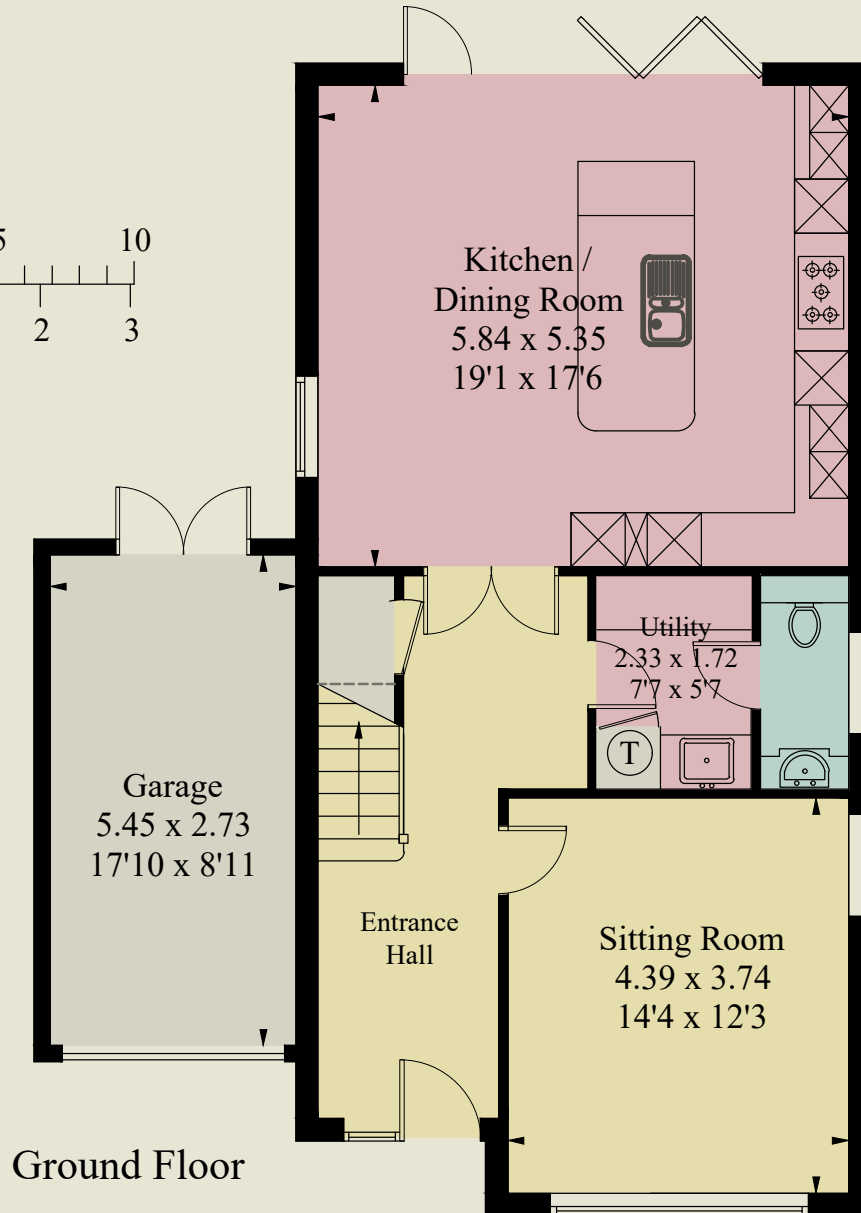
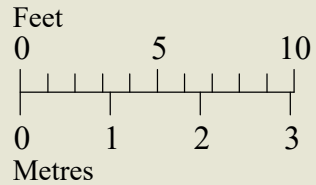
GARDENS & GROUNDS

The front of the property has a pretty low level fence with new planting on the inside. The forecourt is shingled with borders either side and ample parking leading up to the garage door which has an electric door. The rear garden can be accessed from both sides and is mainly laid to lawn with patio terrace offering a wonderful opportunity for "al fresco" dining.



25 Whitehouse Road, Woodcote, Oxfordshire, RG8 0RX

Approximate Gross Internal Area (including Garage) = 148 sq m / 1593 sq ft



CREATESPACE DESIGN ref 370

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains gas, electricity, water, and drainage are connected to the property. Central heating and domestic hot water from gas fired boiler and a high pressure hot water system.

The property benefits from a "new build" warranty.

Energy Performance Rating: B / 85

Postcode: RG8 0RX

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

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, take the 2nd main turning in to Whitehouse Road and in about 100 metres is the driveway for 25 on the left 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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

