



19 WEST CHILTERN

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 an advantageous corner position in this popular road, idyllically located within close walking distance to all 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 4 bedroom detached house with generous reception space offering accommodation of approximately 1646 sq ft with garage, driveway parking and private garden.



♦ Driveway

♦ Entrance Hall with Integral Garage Door

♦ Cloakroom

♦ Kitchen

♦ Dining Room

♦ Sitting Room with gas fire

♦ Study

♦ Conservatory

♦ Landing

♦ 4 Bedrooms

♦ Family Bathroom with Bath and Separate Shower

♦ Garage

♦ Driveway Parking

♦ In All Approximately 1646 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, 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

19 West Chiltern is a detached house, linked on one side by a covered passageway to an adjoining house, built in 1972 by West Homes an award winning company. Entrance is into a lovely light hallway with floor to ceiling windows, access to the integral garage and cloakroom. There is hard flooring which runs throughout the whole of downstairs. The fitted kitchen has a back door which links to a side passageway for front and rear access. The sitting room is a large open room with french doors to the patio and it has a remote controlled gas fire. Access to both the dining room and study are from the sitting room. The study has french doors into the conservatory and overlooks the private garden. The staircase has a modern glass/oak frame and takes you upstairs where there are 4 bedrooms and a family bathroom. The upstairs is fully carpeted.

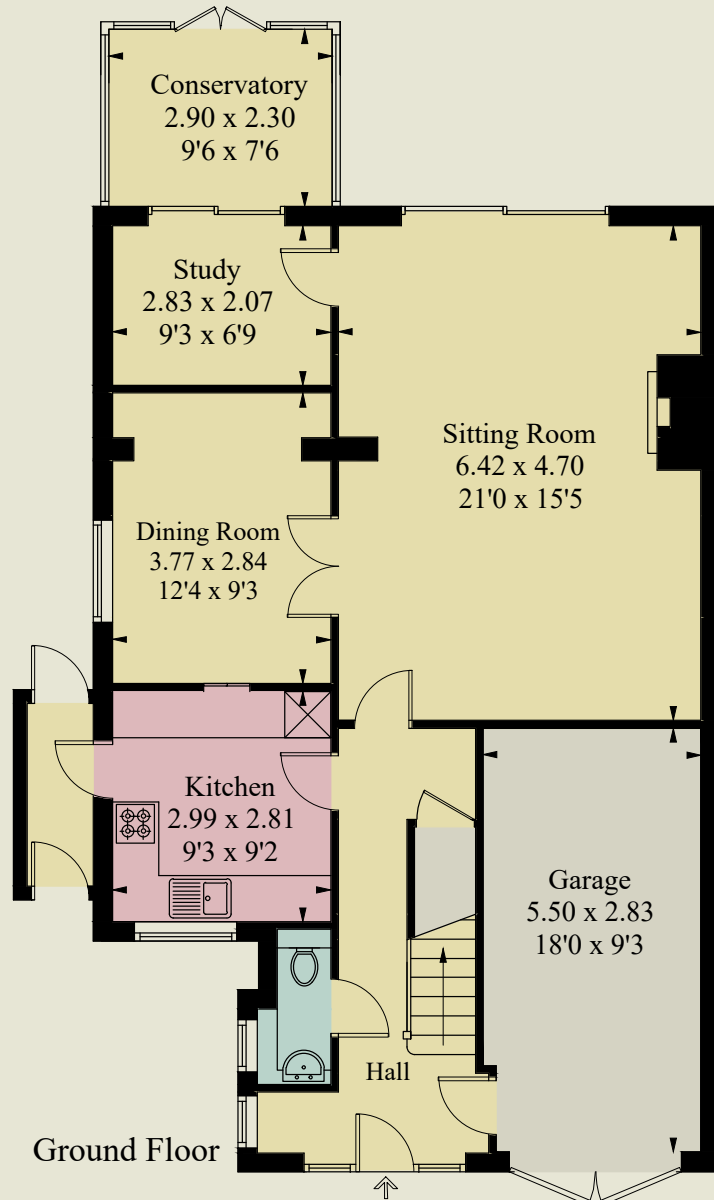
GARDENS & GROUNDS

The front of the property has a large wide pavor driveway which offers parking for 3 cars comfortably. There is a side gate taking you to the back garden which is south west facing. There is a patio which extends out of the living room and conservatory, plus an additional patio, all perfect for al fresco dining. With part fence and hedge borders, the garden is totally private and has many specimen trees, such as apple, maple and cherry. The remainder is laid to lawn with pretty borders containing colourful planting. There is a very useful large shed.

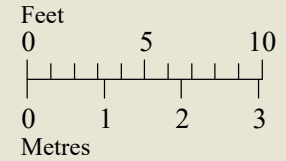
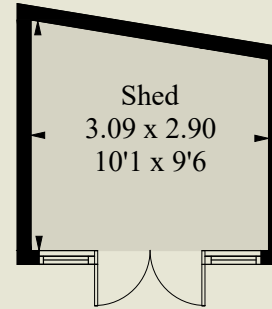


19 West Chiltern, Woodcote, Oxfordshire, RG8 0SG

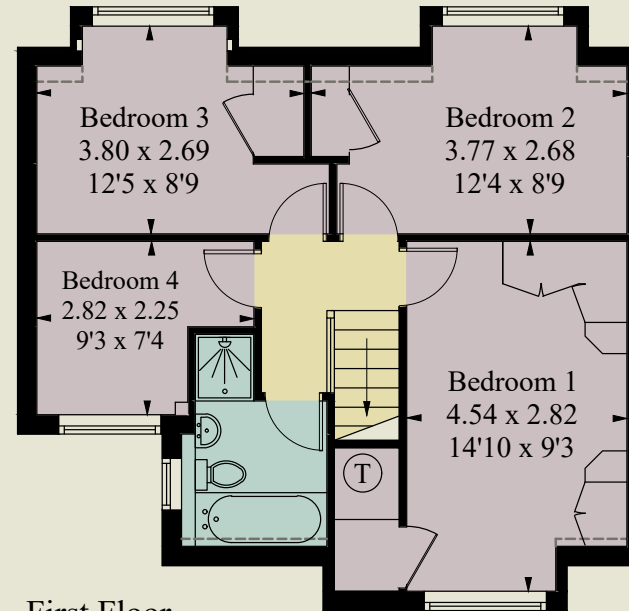
Approximate Gross Internal Area = 144 sq m / 1550 sq ft
 Limited Use Area = 1 sq m / 10 sq ft Shed = 8 sq m / 86 sq ft
 Total = 153 sq m / 1646 sq ft



(Not Shown In Actual Location / Orientation)



= Limited Use Area



CREATESPACE DESIGN ref 394

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 hot water system.

Energy Performance Rating: 62 D

Postcode: RG8 0SG

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. Take the first turning into West Chiltern and follow the road round to the far end and 19 will be found on the left hand side, just before the last right hand bend.

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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