

1 DEAN WOOD CLOSE



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SOUTH STOKE ROAD + WOODCOTE + OXFORDSHIRE

Goring on Thames - 3 miles * Pangbourne on Thames - 3.5 miles * Wallingford - 7 miles * Reading - 8 miles * Henley on Thames - 11 miles * M4 at Theale (J.12) - 9 miles * M40 at Lewknor (J.6) - 16 miles (Distances approximate)

Situated on the quiet fringe of the village, elevated within the beautiful Chilterns, a beautifully presented 4 bedroom detached house, being only 1 of 4 built in 1997, within walking distance of village amenities and schooling, and just a short drive to Goring-on-Thames with mainline railway station providing access to London within the hour.

Extended in recent years with high specification interior fittings, this generous and well-proportioned contemporary property of approximately 2163 sq ft, including detached double garage, is set within delightful and secluded professionally landscaped gardens and grounds.

- A beautifully presented and Contemporary 4 Bedroom Residence
- Driveway
- → Detached Double Garage
- ◆ Entrance Porch
- + Entrance Hall with Coats Cupboard
- + Cloakroom
- Open Plan Kitchen / Dining & Living Room With Dik Geurts Woodburner and Bi Fold Doors
- → Utility Room
- + Family Room with Gas Fire
- Conservatory
- Study
- + Landing
- + Airing Cupboard
- Main Bedroom Suite With En-Suite Bathroom and Built In Wardrobes
- + 3 Further Double Bedrooms with Built In Wardrobes
- → Family Bathroom
- + Spacious Accommodation Of Approximately 2163 Sq Ft
- → Delightful Private 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, Moulsford 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

Privately situated amongst the beautiful Chilterns, quietly tucked off South Stoke Road in an intimate cul-de sac of only 4 houses.

Attractively extended to incorporate a family and utility room, this stunning detached residence is traditionally built with brick and flint detail to a high specification with notable high-quality German design kitchen, Amdega Conservatory and quality appliances. With generous well-proportioned modern & contemporary accommodation of approximately 1872 sq ft being afforded, including study, living room, 4 double bedrooms all with built in wardrobes, 1 ensuite and family bathroom and fully boarded loft.

Early viewing of the property is recommended to fully appreciate the many notable features the property has to offer.

OUTSIDE

The property enjoys a frontal position onto South Stoke Road, with partial hedged boundary and accessible driveway on a quiet fringe of the village, yet just a short walk to amenities and schooling. A private driveway sits across the frontage of the property, affording parking for 2 cars and there is a double detached garage for further parking. There is a wooden side door which leads to the rear garden, designed by a local landscape gardening company, The Garden Design Company. With shingle pathways, the garden has a contemporary look, with concrete raised beds in front of the fenced and bricked boundaries and there is a lawned area in the middle. Behind the garage is a useful storage area, currently used for storing fire wood.

Both private and attractive, the garden offers a lovely extension to the house with patio area accessed directly from the family room giving a wonderful opportunity for all fresco dining.









1 Dean Wood Close, South Stoke Road, Woodcote, Oxfordshire, RG8 0PW

Approximate Gross Internal Area = 174 sq m / 1872 sq ft Garage = 27 sq m / 290 sq ft Total = 201 sq m / 2163 sq ft



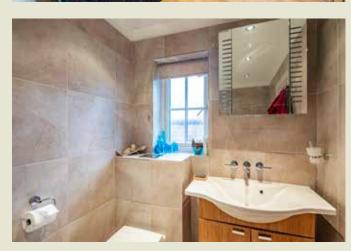














GENERAL INFORMATION

Services: All mains services are connected to the property. Central heating and high pressured hot water from gas fired boiler, plus 16 solar panels allowing for government pay-back opportunity.

Energy Performance Rating: B / 86

Postcode: RG8 0PW

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 bear right and then next left into Reading Road. Continue along this road and up Whitehill and out of the village and on reaching the crossroads at Crays Pond in a further 2 miles turn left signposted for Woodcote. Proceed for a further mile and on reaching Woodcote continue into the central part of the village and through, turning left on to South Stoke Road at the memorial cross roads. Go past the church, and carry on for about 150 metres and Dean Wood Close will be found on the left hand side, number 1 being the first on the left.

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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