



LLORET

BEECH LANE ♦ WOODCOTE ♦ SOUTH 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)

Idyllically situated on the quiet fringe of this delightful village, just a few minutes' walk to the village stores, pub, primary and secondary schools, and but a short drive to the mainline railway station in Goring-on-Thames providing access to London in under the hour, this simply charming modern & contemporary chalet bungalow is privately situated in attractive mature gardens and grounds of approximately 0.14 of an acre, affording spacious 2/3 bedroom, 2 bathroom, 3 reception room accommodation of approximately 1,722 sq ft, inclusive of integral garage, with many notable attractive features evident throughout.

Incorporating numerous attractive features throughout in a simply delightful setting, and with further potential to extend evident should one wish, early viewing is advised.

♦ A Delightful Modern & Contemporary Chalet Bungalow Extending To Approximately 1,722 Sq Ft, Inclusive Of Integral Garage With Gardens & Grounds of Approximately 0.14 Of An Acre

♦ Delightful Village Within Close Walking Of Village Stores, Pub, Primary & Secondary Schools, and A Short Drive To A Mainline Railway Station To London In Well Under The Hour

♦ Spacious Private Driveway

♦ Reception Hall

♦ Kitchen / Breakfast Room

♦ Sitting Room With Fireplace & Library

♦ Conservatory

♦ Study With Snug

♦ 2 Bedrooms

♦ Family Bathroom With Utility Area

♦ Family Shower Room

♦ Integral Garage

♦ In All Extending To Approximately 1,722 Sq Ft

♦ Mature Landscaped Gardens & Grounds Of Approximately 0.14 Of An Acre With Summerhouse & Shed



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, a public house, modern health centre and excellent education facilities with a toddler playgroup, and primary and secondary schools. In addition to local highly-reputed primary and secondary schools, the area is also extremely well served by an excellent range of both state and private schooling. Of particular note are The Oratory Preparatory, The Oratory, Cranford House, Moulsoford Preparatory, Pangbourne College, Abingdon Boys and The School of St Helen & 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 (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Lloret is peacefully situated on the fringe of the delightful village of Woodcote, just a short walk to the village stores, pub, primary and secondary schools, and a short drive to the mainline railway station in Goring-on-Thames, which provides direct access to London within the hour.

A most charming modern & contemporary chalet bungalow, Lloret is well set back in its mature gardens and grounds, which extend to approximately 0.14 of an acre. Quite traditional architecturally, internally, well-appointed spacious accommodation is afforded, yielding 2/3 bedrooms, 2 bathrooms, 3 reception rooms, a study with snug, and an integral garage, in all extending to approximately 1,722 sq ft, with further potential afforded, if so desired, to expand into the attic space and beyond.

Such a desirable home is quite rare indeed to the market, with viewing highly recommended to appreciate it and the opportunity it provides.

OUTSIDE

A delightfully mature approach, the property is idyllically situated, well set back from Beech Lane, privately nestled away behind mature planting and hedging, with a deep mainly lawned front garden flanking the driveway, which leads up to the property itself and integral garage, and with side access to the main rear gardens off to one side, gated for seclusion.

Extensive lawned gardens with colourful mature planting span the width of the property, with stone-laid pathways running around the property on two sides, with interconnecting patios, perfect for 'al fresco' dining. The gardens are most spacious, and offer great privacy and seclusion. Furthermore they benefit from having a most attractive and traditional timber and glazed summerhouse which looks back towards the property itself. Off to one far corner there is also a gardener's timber store shed.

Simply wonderful, and most charming and beautifully mature and well cared for, the gardens and grounds offer a peaceful place in which to enjoy outside living, whilst encouraging inside outside living, and extend to approximately 0.14 of an acre.




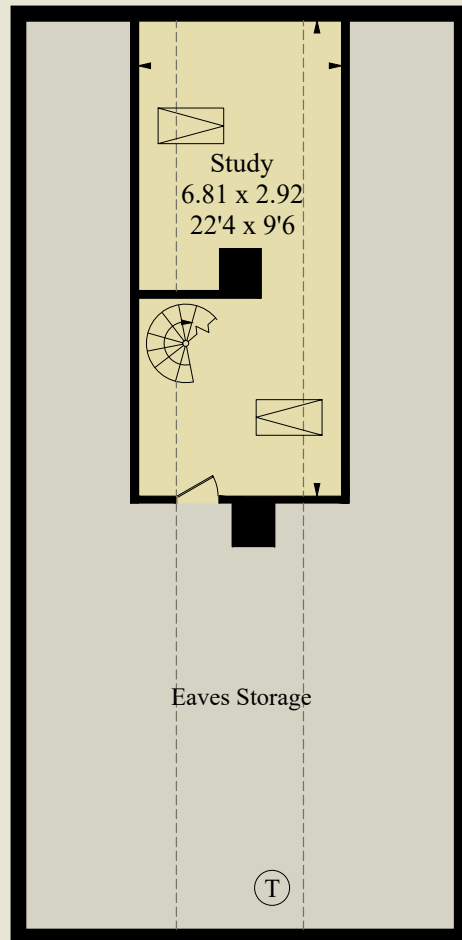


Lloret, Beech Lane, Woodcote, Oxfordshire, RG8 0PY

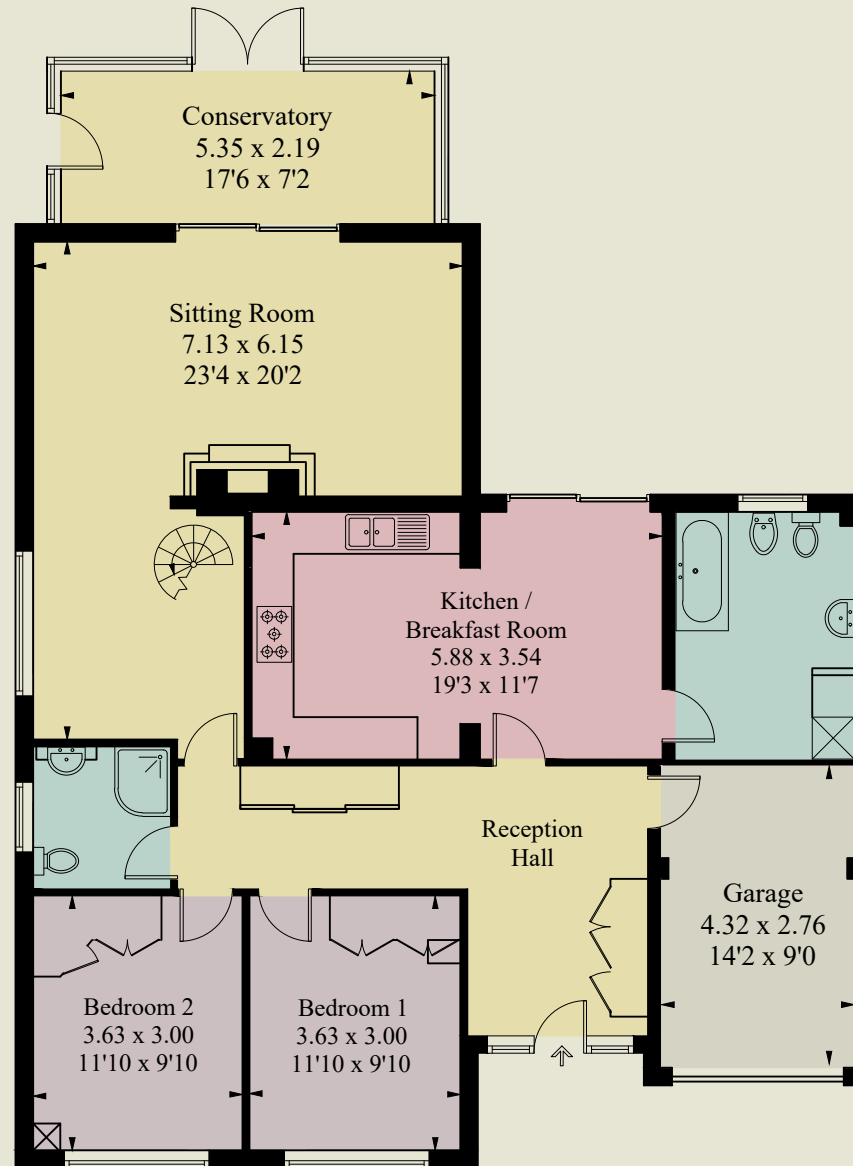
Approximate IPMS2 Floor Area (including Garage) = 160 sq m / 1722 sq ft
Limited Use Area = 55 sq m / 484 sq ft Outbuilding = 8 sq m / 86 sq ft
Total = 223 sq m / 2400 sq ft



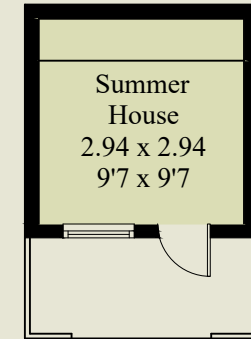
 = Limited Use Area



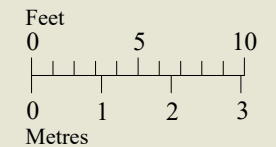
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 250

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



GENERAL INFORMATION

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

Energy Performance Rating: 50 | E

Postcode: RG8 0PY

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. At the railway bridge junction bear right and then next left into Reading Road by the Queens Arms. Continue out of the village and on reaching Crays Pond in approximately 2 miles bear left at the crossroads signposted for Woodcote. In a further mile on entering Woodcote, turn left into Beech Lane, and then in a further 100 metres or so bear left into the upper part of Beech Lane, then continue for a further 200 metres or so, Lloret will be found off 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.



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