



89A 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 quiet tucked away position, the property is idyllically located on the fringe of this highly regarded Chilterns village, 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.

Built in 2011, this pretty detached 3 bedroom, 3 reception room family residence of approximately 1636 sq ft, offers well appointed accommodation with integral garage, driveway parking, plus garage and garden.

♦ Shared Electric Gates

♦ Driveway

♦ Covered Entrance Porch

♦ Entrance Hall

♦ Cloakroom

♦ Kitchen/Breakfast Room

♦ Utility Room

♦ Sitting Room with log burner

♦ Landing

♦ Main Bedroom with Fitted Wardrobes With En-Suite Shower Room

♦ Family Bathroom with Bath and Overhead Shower

♦ 2 Further Double Bedrooms

♦ Integral Garage

♦ In All Approximately 1636 sq ft

♦ 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

Built in 2011, this pretty designed property is one of 2 houses which share electric gates and sits in a quiet tucked away location. It features oak flooring and oak panelled doors, underfloor heating to the downstairs, UPVC windows and doors and water softener.

Entrance is under a clay-tiled porch into the hallway where there is a cloakroom, coats cupboard and access to all rooms, as well as the staircase with an under stairs storage cupboard. The kitchen is a cream "shaker style" with wooden work-tops and tiled flooring and overlooks the front of the property. The breakfast area is light and airy with velux windows and door to the utility room and back door for garden access. The utility room has garage access as well as a door leading to the side of the house. There is a family room and the sitting room has a log-burner along with 2 sets of french doors accessing the garden.

Upstairs the main bedroom has 2 built-in wardrobes and ensuite with large walk-in shower. There are 2 further bedrooms and family bathroom and bath and overhead shower.

GARDENS & GROUNDS

The property is approached from a private driveway to secure gates which serve both this property and one other. The driveway is fully shingled with paviour tiles in front of the garage offering parking for 2 cars, as well as a third parking space on the right hand side of the property by the gate to the garden. At the front of the property are planted roses offering wonderful colour on approach. There is a gate to the left hand side taking you to a side garden area with low shrubs and pathway leading round the back and taking you to the main garden which is on the right hand side of the property. There are pretty borders with shrubs and trees and the garden is mainly laid to lawn. There is a terrace with pergola offering a wonderful opportunity for "al fresco" dining.

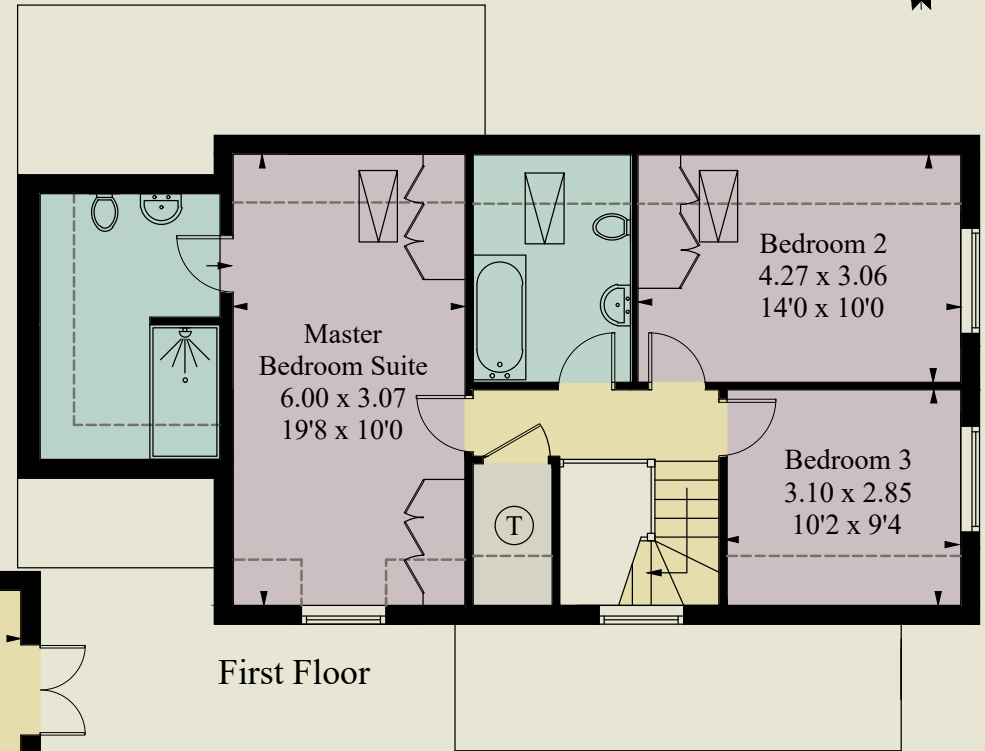
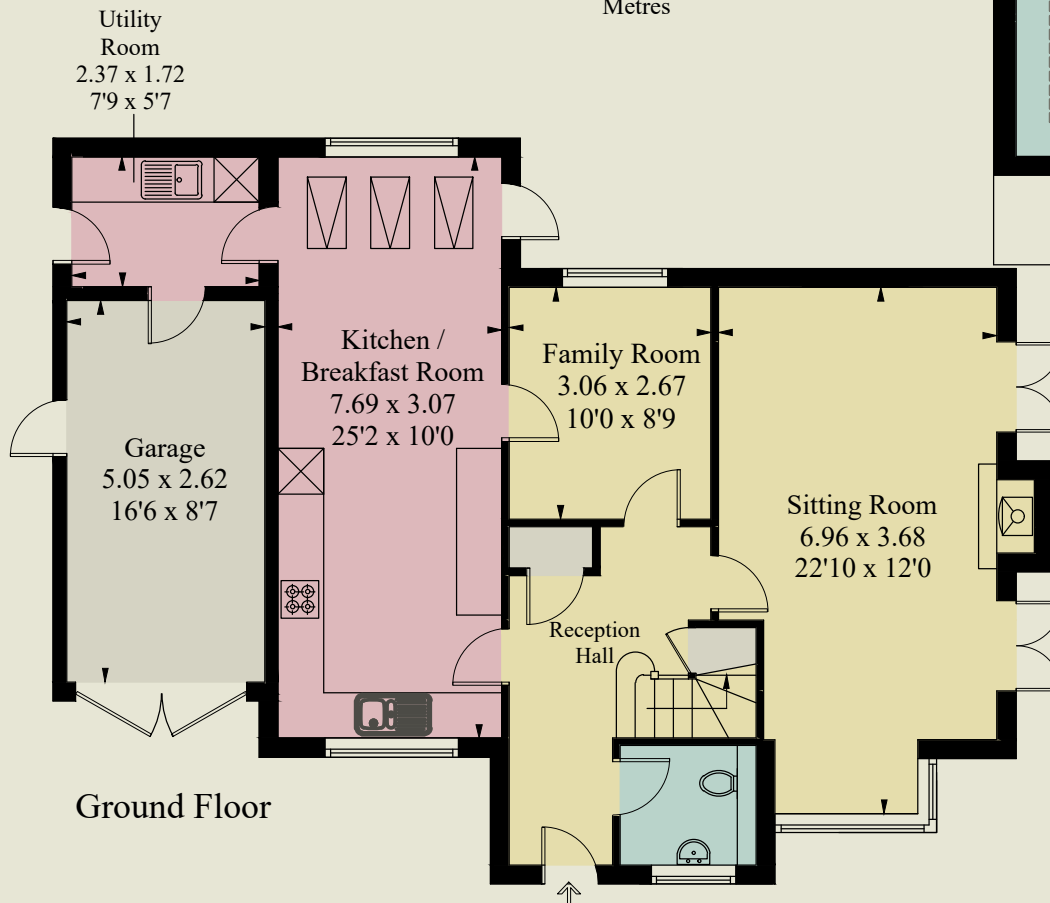
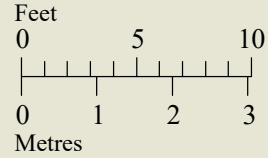



89A Whitehouse Road, Woodcote, Oxfordshire, RG8 0SA

Approximate Gross Internal Area (including Garage) = 140 sq m / 1506 sq ft

Limited Use Area = 12 sq m / 129 sq ft

Total = 152 sq m / 1636 sq ft



 = Limited Use Area

CREATESPACE DESIGN ref 347

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 domestic hot water from gas fired central heating. There is an electric car charging point.

Energy Performance Rating: C

Postcode: RG8 0SA

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 just in-between 89 and 91 is a private driveway leading to an electric gate and 89A will be found 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

