



# 95 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 an elevated position, the property is idyllically located on the quiet 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.

Originally dating back to the Victorian era, is this charming “villa style” 3 bedroom, 4 reception room semi-detached family residence of approximately 1991 sq ft, set in mature gardens & grounds. Having been sympathetically extended and modernised in more recent years to include an Orangerie, the property affords spacious and flexible accommodation throughout, and a relaxing, private ambience and outlook.

- ♦ Private Drive & Forecourt
- ♦ Covered Entrance Porch
- ♦ Entrance Hall
- ♦ Utility Area with Cloakroom
- ♦ Family Room
- ♦ Study with Fireplace
- ♦ Kitchen/Breakfast Room leading to
- ♦ Orangerie
- ♦ Sitting Room
- ♦ Garden Room
- ♦ Landing
- ♦ Main Bedroom Suite With En-Suite Shower Room
- ♦ Family Bathroom with Bath and Separate Shower
- ♦ Double Bedroom
- ♦ Second Staircase
- ♦ Double Bedroom
- ♦ Integral Garage
- ♦ In All Approximately 1991 sq ft
- ♦ Gardens & Grounds Affording Privacy & Seclusion



## 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

Dating from the early part of the last century, the cottage is of traditional construction and architecturally designed in the late Victorian Villa style. Sympathetically extended in more recent years, the property affords appealing red brick elevations under a pitched roof.

Entrance is into a hall with access to the integral garage and utility area with cloakroom. The sitting room overlooks the garden and there are doors leading to the terrace as well as garden room access. The kitchen leads directly into the Orangerie with panoramic views of the garden. In addition there is a Study with fireplace

Upstairs on the first floor is the main bedroom, which is a large room facing the garden with ensuite shower room. There is another double bedroom overlooking the front and family bathroom with bath and separate shower. There is a further staircase up to the top floor with bedroom and eaves storage.

### GARDENS & GROUNDS

The property is approached over an attractive brick drive and forecourt, affording ample parking, with a gate to the left leading to the rear garden.

At the rear of the house there is a raised terrace with doors from both the sitting room and Orangerie, perfect for al fresco dining.

Laid mainly to lawn, the garden boundaries are hedged all around as well as some shrub borders. There are 2 sheds at the bottom. Both private and attractive, the gardens are a lovely sanctuary.



# 95 Whitehouse Road, Woodcote, Oxfordshire, RG8 0SA

Approximate Gross Internal Area (including Garage) = 183 sq m / 1969 sq ft

Limited Use Area = 2 sq m / 21 sq ft

Total = 185 sq m / 1991 sq ft



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.

**Energy Performance Rating:** 58 | D

**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 No 95 will found right the way at the top, just before you reach the woods.

## 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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