



15 BENSGROVE CLOSE

WOODCOTE ♦ SOUTH OXFORDSHIRE

Warmingham

www.warmingham.com

15 BENSGROVE CLOSE

WOODCOTE ♦ SOUTH OXFORDSHIRE

Goring on Thames & Station - 3 miles ♦ Pangbourne on Thames & Station - 3 miles ♦ Reading - 8 miles ♦ M4 at Theale (J12) - 9 miles ♦ Henley on Thames - 11 miles ♦ Oxford - 18 miles
(Distances approximate)

Ideally located in a small quiet close away from traffic and conveniently placed for the village shops, highly revered local schools and amenities in this popular rural village surrounded by the scenic Chilterns countryside.

A modern 3 bedroom family house with enclosed garden, providing scope for further improvement. The property offers good sized living space of approximately 1,237 sq ft including integral garage.

♦ Private Driveway

♦ Front Porch

♦ Entrance Hall

♦ Cloakroom

♦ Sitting Room with Fireplace

♦ Dining Room

♦ Conservatory

♦ Kitchen

♦ Utility Room with door to Integral Garage

♦ Landing

♦ 3 Bedrooms

♦ Family Bathroom

♦ Large Timber Shed plus smaller Shed

♦ Patio Area and Garden with Gate access

♦ All approximately 1,237 sq ft



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

15 Bensgrove Close, built in approximately 1979, occupies a quiet position towards the end of this small close and is conveniently placed for the village shops, highly revered local schools and amenities in this popular rural village surrounded by the scenic Chilterns countryside.

Having traditional red brick elevations and a pitched tile roof, the house offers generous living space and 3 bedroom accommodation with scope for further improvements.

Entrance is into the hallway, with cloakroom and stair access. The living room faces towards the front of the property and leads into the dining room and conservatory at the rear. The kitchen provides access to the utility room with back door to the garden and also integral access to the garage.

Upstairs there are 2 double bedrooms and 1 small single. The main bedroom has built in wardrobes. There is a family bathroom with bath and overhead shower.

Spacious and well apportioned, the property presents itself as a modern family home with scope for improvement to either reconfigure the layout or extend, subject to planning permission.

OUTSIDE

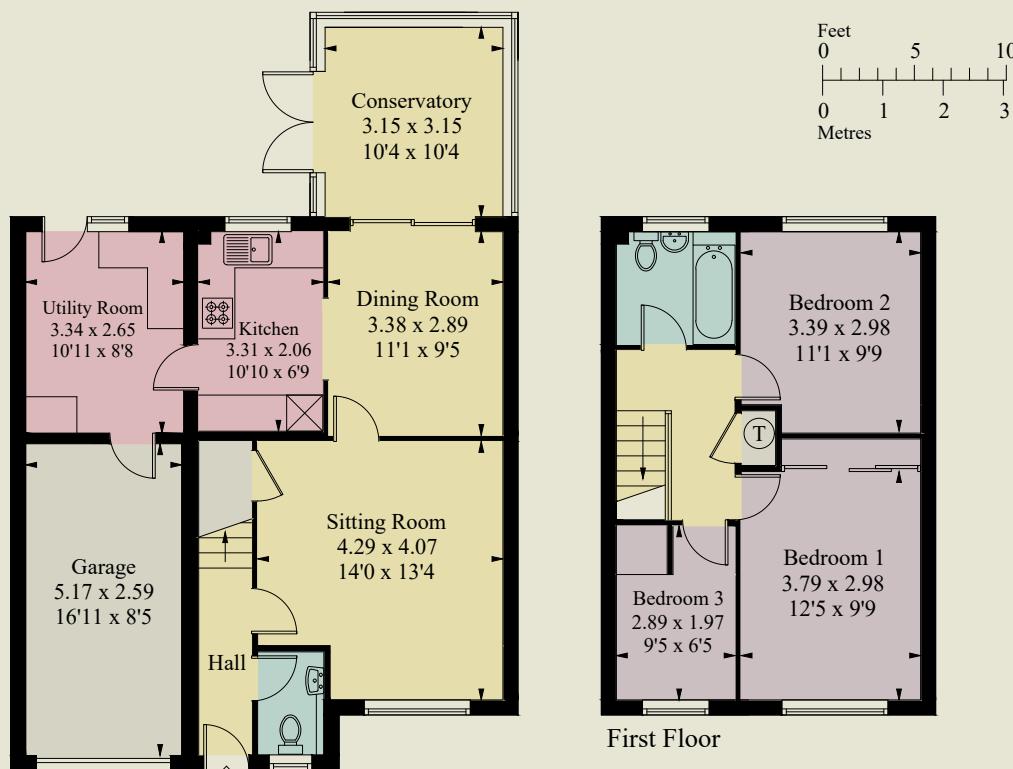
The property is located off a private roadway towards the fat corner of the Close with an entrance drive approached over the threshold providing private parking. Flanking the drive across the front of the property is a landscaped garden with gravel detail and small mature tree.

At the back is a patio area located to the side of the conservatory and just outside the back door, perfect for al-fresco dining. There is a large shed/workshop and a smaller shed. The remainder is laid to lawn and there is a rear gate providing access round to the front of the properties.



15 Bensgrove Close, Woodcote, Oxfordshire, RG8 0SJ

Approximate Gross Internal Area (including Garage) = 115 sq m / 1237 sq ft



CREATESPACE DESIGN ref 341
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from gas fired boiler.

Council Tax: E

Energy Performance Rating: 68 | D

Postcode: RG8 0SJ

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by prior 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 left into the Reading Road by the Queens Arms. Follow the road up White Hill and out of the village and on reaching the crossroads at Crays Pond in approximately 2 miles, turn left for Woodcote. In a further mile on entering Woodcote turn right into Bridle Path at the small crossroads by the Somerfield Supermarket and at the junction with Whitehouse Road bear right and then next left into Greenmore. Follow the road along Greenmore taking the third turning left into Grimmer Way. Take the first right into Lackmore Gardens and Bensgrove Close will be found off on the left hand side with number 15 situated towards the rear right hand side of the cul de sac.

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