



36 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)

Benefiting from a corner plot, centrally located for all village amenities in this highly regarded Chilterns village. Easy walking distance to all 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 the early 2000's and part of a small development, 36 Whitehouse Road is a well presented 3 bedroom, 2 bathroom detached house with good sized reception space, approximately 1463 sq ft including integral garage.

♦ Private Gated Drive & Forecourt

♦ Covered Entrance Porch

♦ Entrance Hall

♦ Cloakroom

♦ Study

♦ Dining Room

♦ Sitting Room

♦ Kitchen/Breakfast Room

♦ Landing

♦ Main Bedroom With En-Suite Bathroom

♦ Family Bathroom

♦ 2 Further Bedrooms

♦ Integral Garage

♦ In All Approximately 1463 sq ft

♦ Private Rear 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

36 Whitehouse Road is a recently built detached property offering well appointed accommodation. Entrance is under a porch and into the hallway which has access to all reception rooms, cloakroom and stairs. The dining room leads directly into the sitting room which has a fireplace, not currently used. The kitchen breakfast room overlooks the garden and there are french doors accessing the decking and garden. There is an integral door to the garage from the kitchen. The garage has an up and over door. Upstairs there are 3 bedrooms, the main bedroom having the benefit of a large ensuite which has a bath and separate shower cubicle. There are 2 further bedrooms and family bathroom.

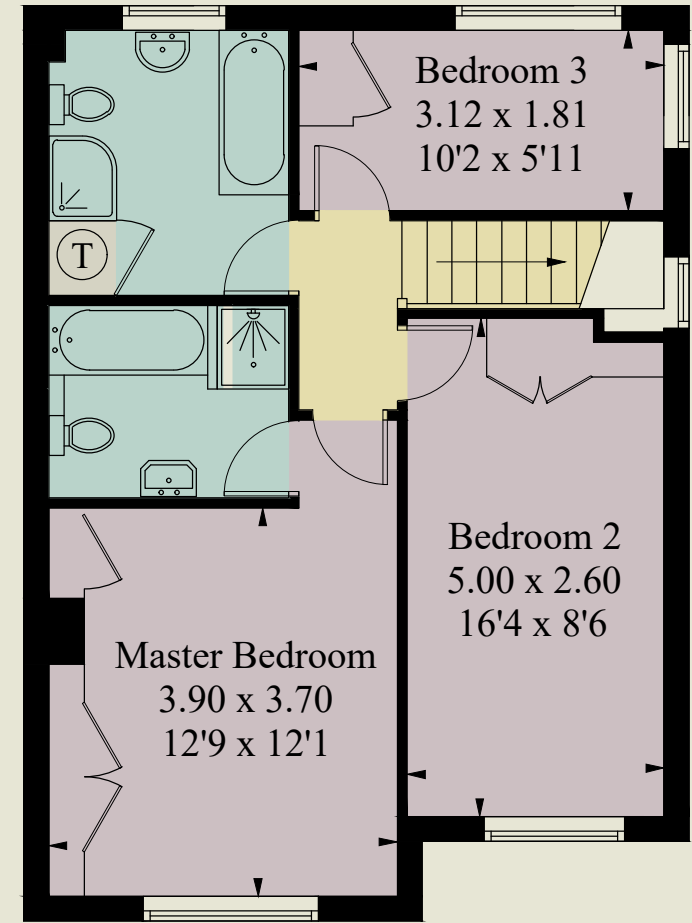
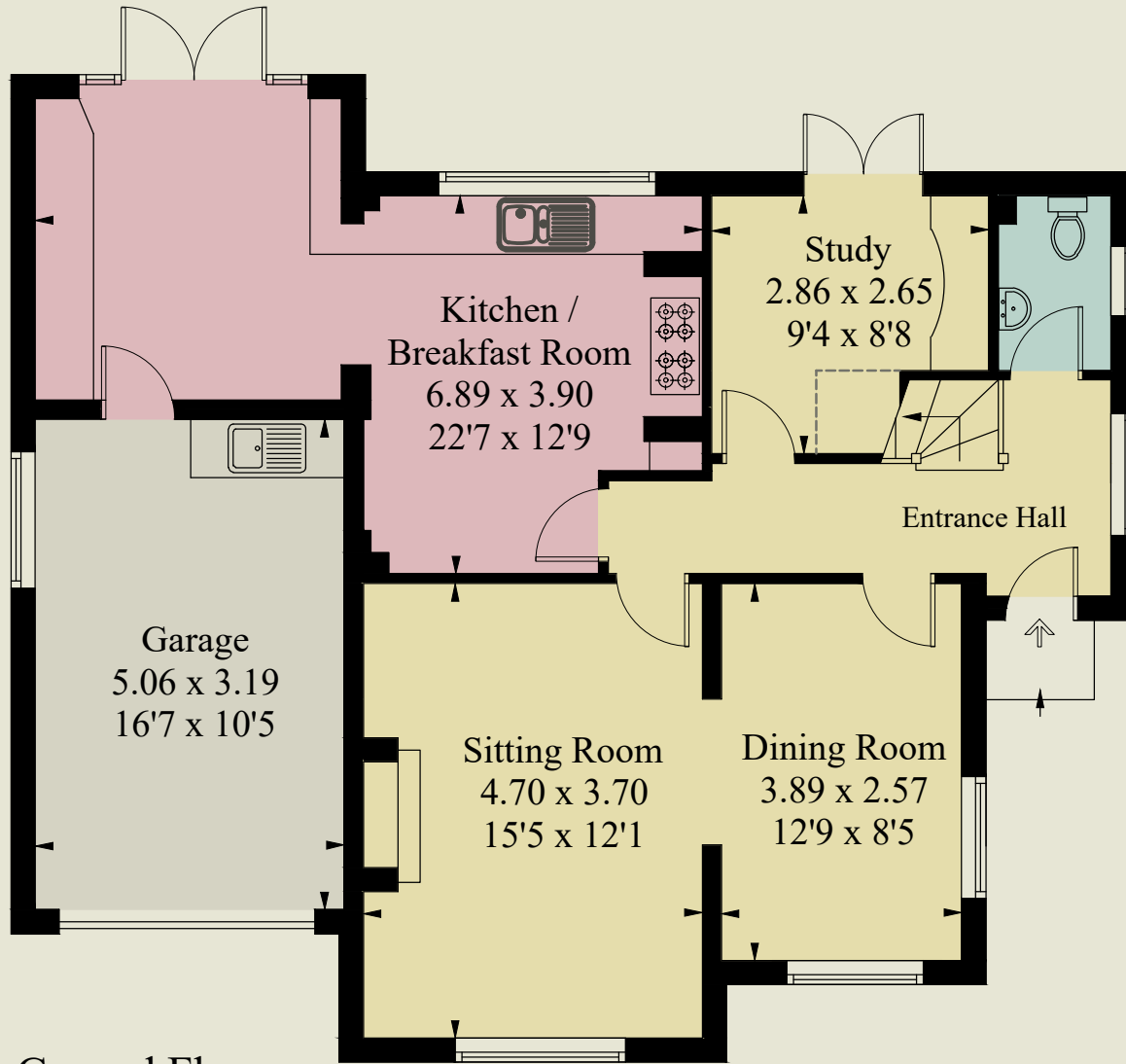
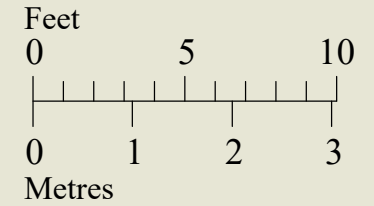
OUTSIDE

The property is approached through a five bar gate and onto the gravelled driveway. The driveway offers plenty of parking as well as access to the garage. The property is a corner plot and benefits from plenty of space and side garden leading to the boundary. The rear garden is fully fenced and is west facing. There is a decking area which is perfect for al fresco dining and entertaining. The remainder garden is laid to lawn and there are trees and shrubs offering shelter.



36 Whitehouse Road, Woodcote, Oxfordshire, RG8 0SA

Approximate Gross Internal Area (including Garage) = 136 sq m / 1463 sq ft



Ground Floor

First Floor

CREATESPACE DESIGN ref 371

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: 65 | 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 36 will be found on the right hand side on the corner of the second West Chiltern entrance.



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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