



42 WHITEHOUSE ROAD

WOODCOTE ♦ OXFORDSHIRE

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42 WHITEHOUSE ROAD

WOODCOTE ♦ OXFORDSHIRE

Goring on Thames - 3 miles ♦ Pangbourne on Thames

- 3.5 mile ♦ Wallingford - 7 miles ♦ Reading - 8 miles ♦

Henley on Thames - 11 miles ♦ M4 at Theale (J.12) - 9 miles

♦ M40 at Lewknor (J.6) - 16 miles (Distances approximate)

Situated amongst the beautiful Chilterns, in the heart of the village, close walking distance of extensive woodland paths, a charming semi-detached family residence, affording generous well-proportioned 3 bedroom, 3 reception room accommodation of approximately 1,164 sq ft, inclusive integral garage, being set in delightful private and mature gardens and grounds of approximately 0.11 of an acre, with further potential for enlargement afforded.

The property is in close reach of extensive local facilities and outstanding schooling, and additionally benefits from being but a short drive from Goring & Streatley mainline railway station providing direct access to London Paddington within the hour.

Incorporating numerous attractive features throughout in a simply delightful setting, early viewing is advised.

♦ Private Driveway

♦ Integral Garage

♦ Entrance Hall

♦ Kitchen

♦ Utility Room

♦ Sitting Room With Fireplace

♦ Dining Room

♦ Landing

♦ Airing Cupboard

♦ 3 Bedrooms

♦ Family Bathroom

♦ Extending In All To Approximately 1,164 Sq Ft

♦ Delightful Private Gardens & Grounds Extending To Approximately 0.11 Of An Acre



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 local well revered primary and secondary schools, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; 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).

Whitehouse Road leads into the very centre of the village and is essentially a non-estate road comprising a mixture of properties reflecting the development of the village over the past 200 years with one or two properties dating back to the 1700's or earlier.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Quietly situated amongst the beautiful Chilterns located just off Goring Road, in the very heart of the village, the property occupies a commanding yet tucked away position set in spacious and mature gardens and grounds, yet is within close reach of extensive local facilities and outstanding schooling, and additionally benefiting from being but a short drive from Goring & Streatley mainline railway station providing direct access to London Paddington within the hour.

This delightful semi-detached family residence is traditionally built, with brick and part tiled elevations under a pan tile roof. Generous well-proportioned accommodation of approximately 1,164 sq ft is afforded, providing a comfortable and traditional style of living, having 3 bedrooms and a bathroom, sitting room, dining room with glazed snug, and a kitchen with adjacent utility room and integral garage. The orientation of the accommodation also affords clear scope for further enlargement, subject to the relevant permissions.

Occupying a spacious and mature private position, in the heart of this lovely village, early viewing is advised.

OUTSIDE

The property has a spacious and private entrance drive, affording ample parking, and making way to the integral garage, with an up & over vehicular entrance door, and to the front door opening into the entrance hall.

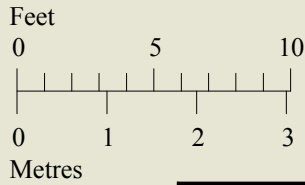
The gardens to the front of the house are both spacious and mature, with high clipped hedging and shrubs flanking an expansive lawned frontage, further enhanced with colourful planting. To the rear of the house a spacious and attractive garden laid mainly to lawn can be found, encouraging an 'Al Fresco' lifestyle. The gardens extend across the full width of the property and are enclosed by extensive hedging and shrubbery with trees interspersed, providing for a sheltered and private environment for families, and also afford a delightful array of colourful planted flower beds and borders. To the further end of the garden, there is a charming area laid to wildflower and for growing vegetables, with a most useful greenhouse also.


Both private and delightfully attractive, the gardens and grounds must be viewed to be fully appreciated.

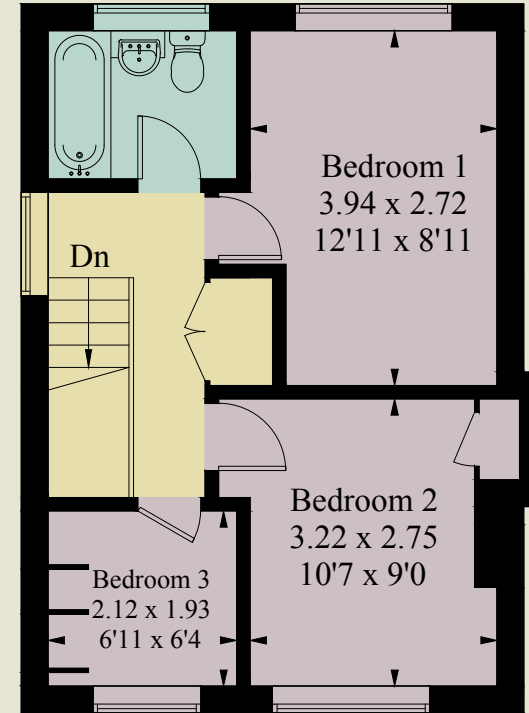
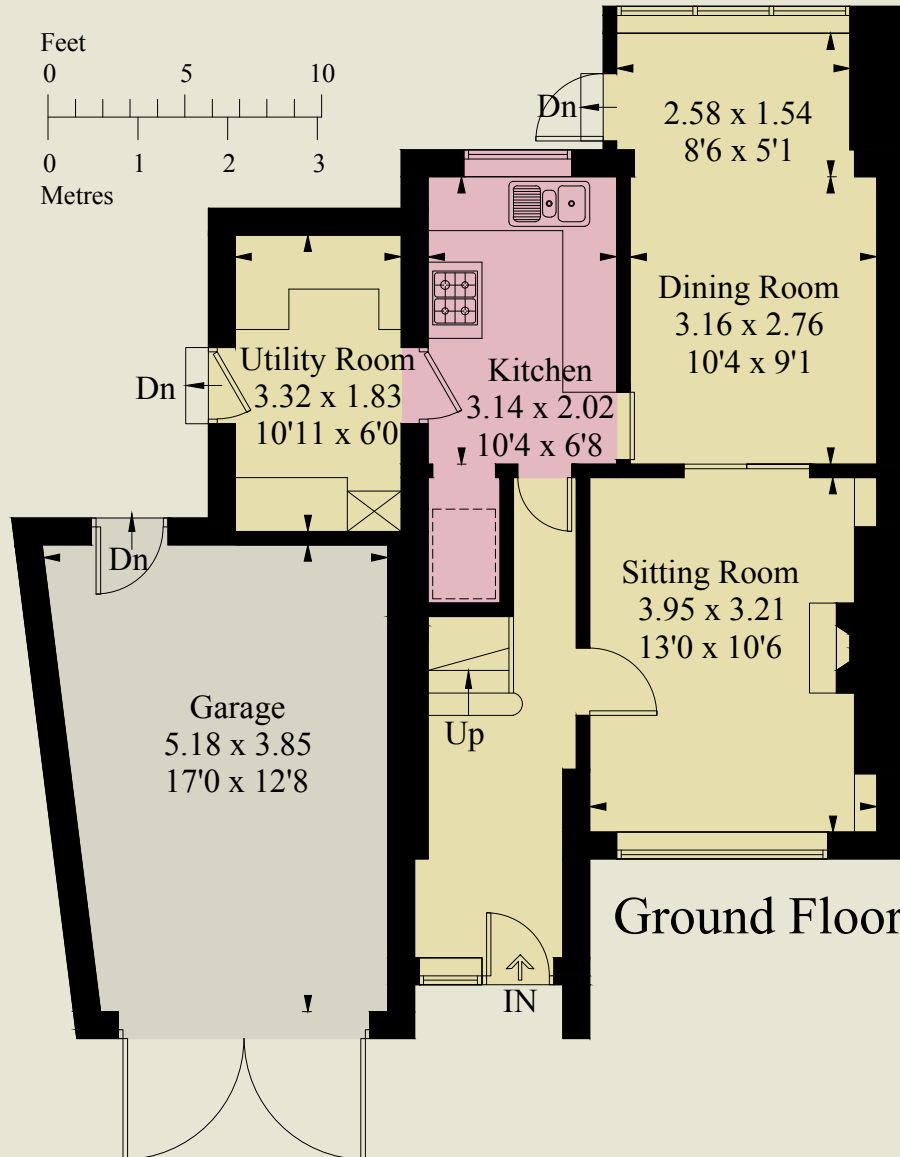




42 Whitehouse Road, Woodcote, RG80SA
 Approximate Floor Area = 89.8 sq m / 967 sq ft
 Including Limited Use Area (3.1 sq m / 33 sq ft)
 Garage = 18.3 sq m / 197 sq ft
 Total = 108.1 sq m / 1164 sq ft



 = Reduced head height below 1.5m





GENERAL INFORMATION

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

Energy Performance Rating: D / 59

Postcode: RG8 0SA

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 where at the railway bridge junction bear right and then next left into Reading Road. Continue along this road and up Whitehill and out of the village and on reaching the crossroads at Crays Pond in a further 2 miles turn left signposted for Woodcote. Proceed for a further mile and on reaching Woodcote continue into the central part of the village turning right in Whitehouse Road just before reaching the Recreation ground. 42 Whitehouse Road will be found half way along off on the right on the left hand side, set well back from the road.

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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