



# SHIRE COTTAGE

CRAYS POND ♦ OXFORDSHIRE

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Woodcote - 1 mile ♦ Reading - 6 miles ♦ Pangbourne on Thames - 3 miles ♦ Oxford - 21 miles ♦ Henley on Thames - 13 miles ♦ M4 at Theale (J12) - 8 miles ♦ M40 at Lewknor (J6) - 17 miles ♦ Newbury - 15 miles ♦ Wallingford - 7 miles (Distances approximate)

Located on the edge of this rural hamlet with excellent road and rail links, this semi detached former stabling offers 3 bedrooms, 2 bathrooms and good sized living space plus integral garage. Approximately 2012 sq ft in total.

- ♦ A delightful 3 Bedroom Semi Detached Bungalow on the edge of this rural hamlet
- ♦ Within Close Distance Of The Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Driveway and Integral Garage
- ♦ Entrance Hall with Coats Cupboard
- ♦ Sitting Room with Gas Fireplace
- ♦ Kitchen / Breakfast Room
- ♦ Shower Room
- ♦ Family Bathroom
- ♦ 3 Double Bedrooms
- ♦ Utility Room with Integral door to Garage
- ♦ Study
- ♦ Extending To Approximately 2012 Sq Ft including the Garage
- ♦ Patio/Front Courtyard and hard Landscaped Garden



## SITUATION

Crays Pond is a small rural hamlet community situated on high ground on the southern edge of the Chilterns in an area of 'Outstanding Natural Beauty' to the north of Reading just above the scenic Thames Valley. Centred around an historic Pond, the village is ideally placed with excellent road communications for Reading, Wallingford, Henley and the M4 and M40 motorway networks.

The riverside villages of Pangbourne and Goring are both easily accessible, each offering established shopping centres and a range of facilities, including modern health centres, and, importantly, mainline commuter stations with regular fast services up to London (Paddington) in well under the hour. There are also a number of restaurants, hotels and olde worlde inns in the immediate local area.

The nearby village of Woodcote offers everyday shopping facilities including a Co-Op supermarket open seven days a week, convenience stores, modern health centre and, and highly rated primary and secondary schools.

In addition to having well revered and outstanding 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.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

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

## PROPERTY DESCRIPTION

Built in 1900 a converted former stabling, this well-appointed property offers generous living space and 3 double bedrooms all on one level in a quiet private position.

The entrance hall is spacious and there is a useful coats cupboard. The sitting room has dual aspect and is a generous room with gas fire. There is a kitchen breakfast room, 3 bedrooms, 2 bathrooms, utility room, study and integral garage.

Offering generous light and bright space in a quiet private spot an early viewing to fully appreciate all it has to offer is highly recommended.

## OUTSIDE

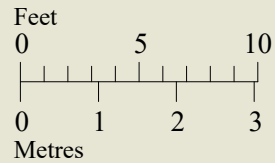
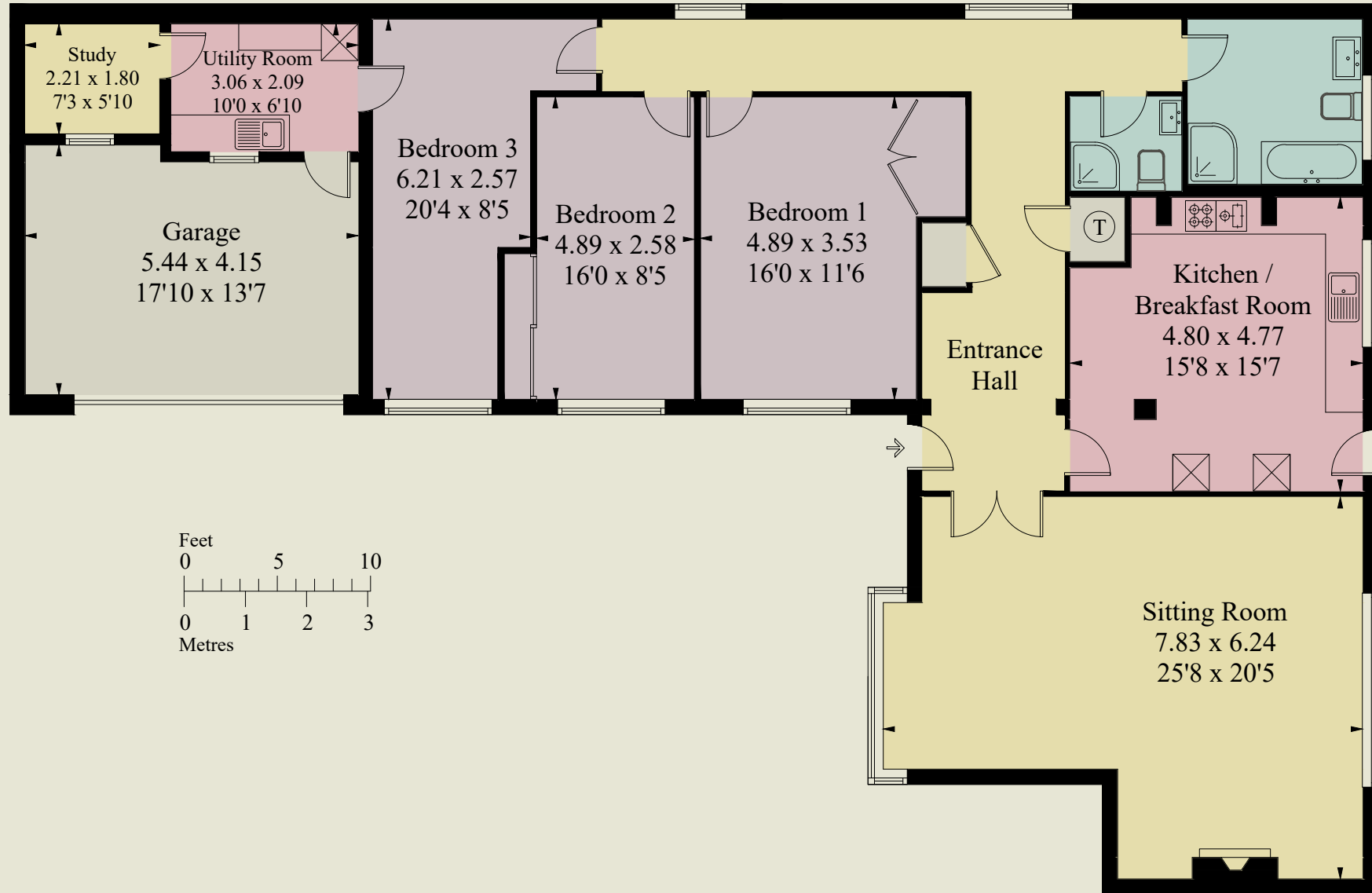
On approaching the property, the gravel drives leads to the double garage where there is parking either inside or outside.

There is a pretty walled front garden with patio area and mature shrubs. At the rear is a further patio running the length of the house with a greenhouse and seating areas amongst trees and planting.



# Shire Cottage, Crays Pond, Oxfordshire, RG8 7FZ

Approximate Gross Internal Area (including Garage) = 187 sq m / 2012 sq ft



CREATESPACE DESIGN ref 340

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



## GENERAL INFORMATION

**Services:** Mains water, electricity, and gas are connected to the property. Central heating and hot water from gas fired boiler.

**Energy Performance Rating:** 50 | E

**Postcode:** RG8 7FZ

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From Warmingham offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the Rail Bridge junction turn right and then next left into Reading Road by Tesco Express. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching Crays Pond carry on past the turning to Woodcote on your left and in about 50 metres the private driveway Shire Cottage will be found on the left hand side just before the turning to Beechwood Close.

## 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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