



9 GRIMMER WAY

WOODCOTE ♦ OXFORDSHIRE

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Reading - 8 miles ♦ Wallingford - 7 miles ♦ Henley on Thames - 10 miles ♦ Goring on Thames - 3½ miles ♦ Pangbourne on Thames - 4 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 15 miles ♦ Oxford - 20 miles
(Distances approximate)

Located in a quiet road on the edge of this delightful Chilterns village, within but a few minutes walk of the highly revered village primary and secondary schools, and easily accessible for the shops / amenities and mainline railway station in Goring on Thames providing access to London Paddington in under the hour.

A spacious detached modern and contemporary family home of approximately XXXX sq ft set in attractive and mature gardens with excellent accommodation including 3 bedrooms and 3 reception rooms.

♦ Private Driveway & Forecourt Affording Ample Parking

♦ Front Porch Under Tiled Roof

♦ Reception Hall

♦ Cloakroom

♦ Sitting Room

♦ Kitchen / Breakfast Room

♦ Family Room

♦ Landing

♦ Airing Cupboard

♦ 3 Bedrooms

♦ Family Bathroom

♦ Small Integral Garage

♦ Delightful Southerly Facing Gardens & Grounds Ideal For 'Al-Fresco' Living



SITUATION

The Village of Woodcote lies to the North of Reading just off the A4074 road to Wallingford and is surrounded by scenic Chilterns countryside designated an A.O.N.B. Occupying an elevated position some 500' above sea level, there are stunning views from several parts of the village across the Thames Valley to the Berkshire Downlands beyond.

Originally a small hilltop settlement based on farming and agriculture, Woodcote has grown significantly in size since the war and is now thriving supporting an excellent infra-structure complimented by a Co-op supermarket, Newsagents Stores, Nursery/Garden Centre, 2 Pubs, modern Health Centre, and superb education facilities including Toddler/Playgroups, Primary School, and Langtree Secondary school the latter two being highly rated in recent Ofsted reports.

The Village Hall and close by Community Centre both offer a variety of local activities appealing to young and old and these are well publicised in the monthly Village newspaper, the Woodcote correspondent, which is circulated to all local residents.

Woodcote enjoys excellent road and rail communications with easy access to Reading, Oxford, Henley on Thames, both the M4 and M40 motorway networks. For Rail commuters there are local mainline stations at Goring on Thames, as well as Reading itself (Paddington 25 minutes).

PROPERTY DESCRIPTION

9 Grimmer Way is a linked-detached house of good proportions built in the early 1980's having red brick elevations under a pitched tile roof with garaging linked on one side and access integrally for convenience. The house occupies a favourable location being approached over a private drive with front lawned garden off to one side providing an attractive approach.

The property affords modern and contemporary living in a spacious environment of approximately XXXX sq ft including 3 bedrooms and 3 reception rooms. Entrance is into the hall with cloakroom. The kitchen breakfast room has dual aspect and leads to the family room. This room is converted from part of the original garage and retains a door to both the remaining garaging area and also back door to the garden. Upstairs there are 3 bedrooms and family bathroom.

OUTSIDE

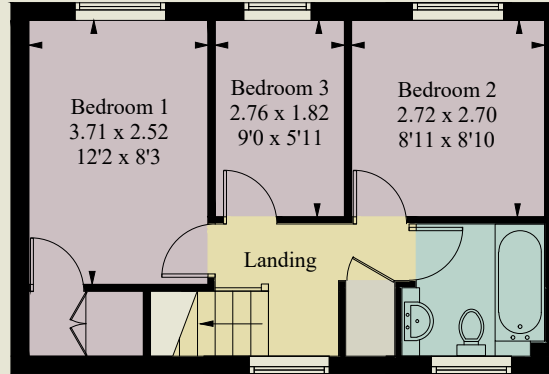
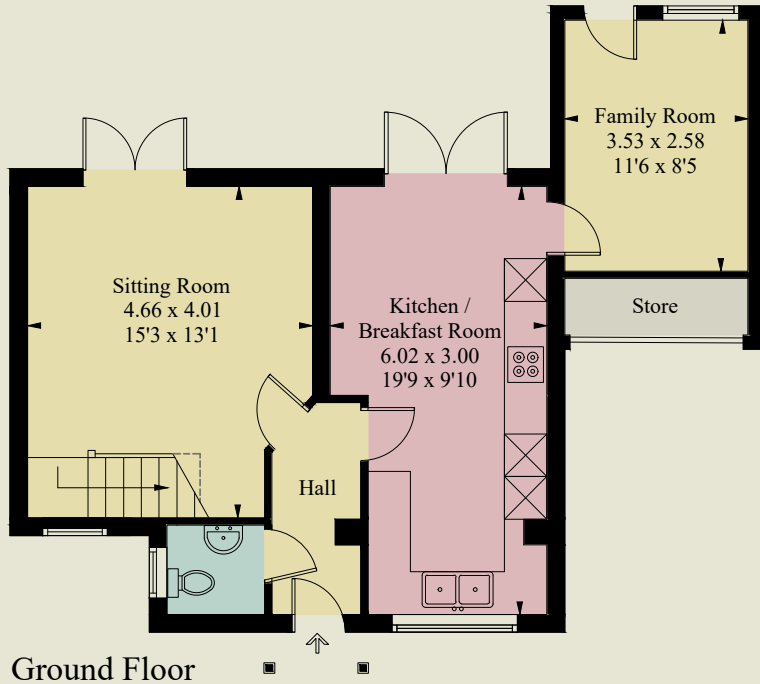
Extending across the frontage is a lawned garden with a brick pavior driveway in front of the garage.

The garden at the rear enjoys a private southerly aspect with a paved terrace extending across the house and round to the side with an expansive lawned garden beyond. Well fenced with close boarded fencing, the garden is secure and child friendly.

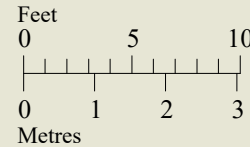


9 Grimmer Way, Woodcote, Berkshire, RG8 0SN

Approximate Gross Internal Area = 87 sq m / 936 sq ft



First Floor



GENERAL INFORMATION

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

Energy Performance Rating: TBC

Postcode: RG8 0SN

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. At the railway bridge junction turn right and then next left onto Reading Road by the Queens Arms Pub. Follow this road out of the village and on reaching Crays Pond in a further 2 miles turn left at the crossroads for Woodcote. On entering Woodcote continue into the centre where turn right just before the Recreation Ground into Whitehouse Road. At the top of Whitehouse Road turn left into Greenmore and then take the 4th turning left into Grimmer Way. Number 9 Grimmer Way will be found off on the left hand side.

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.

CREATESPACE DESIGN ref 411

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



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