



# 16 LACKMORE GARDENS

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 quiet cul de sac road close to countryside whilst easily accessible for the central shops and schools of this popular village on the Chilterns.

A spacious detached family home with excellent 4 bedroom accommodation including master en suite and having a double garage and attractive lawned gardens with large terrace.

- ♦ Advantageous position tucked away off quiet road on the edge of the village with close proximity to Woodland walks and bridle ways
- ♦ Supermarket, central shops and amenities as well as schools all within easy reach
- ♦ Spacious double fronted detached family home with 1539 sq ft of accommodation
- ♦ Front Porch under tile roof with Reception Hall and Cloakroom
- ♦ Large Sitting Room with patio doors into Garden
- ♦ Dining Room with walk in Bay
- ♦ Kitchen/Breakfast Room
- ♦ Landing
- ♦ Master Bedroom with fitted wardrobes and an En Suite Shower Room
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom
- ♦ Double garage with ample parking on front and private drive approach
- ♦ Landscaped garden across frontage and to side of property
- ♦ Sizeable lawned rear garden enjoying a sheltered aspect and having further large terrace ideal as 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 Downs 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

16 Lackmore Gardens is a detached house of good proportions built in 1979 having red brick elevations under a pitched tile roof with a detached double garage. The house occupies a favourable location off the main cul de sac being approached over a private drive with its frontage overlooking a tall hedges footpath which borders Greenmore thus affording a child friendly environment.

## OUTSIDE

Extending across the frontage is a landscaped garden with beds and borders with wide pavior pathways.

The garden fronts onto a wide footpath which has a high country hedge on the further side providing protection from the road on the other side.

There are gated accesses on each side of the house.

The garden at the rear enjoys a private aspect with a wide paved terrace extending across the house ideal for 'Al-fresco' dining and leisure, with an expansive lawned garden beyond.

A side pedestrian gate gives immediate access to the garage and parking forecourt.

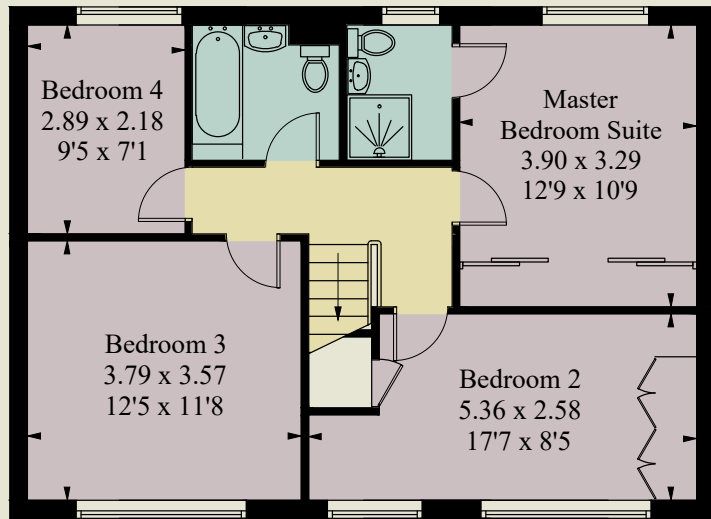


# 16 Lackmore Gardens, Woodcote, Oxfordshire, RG8 0SL

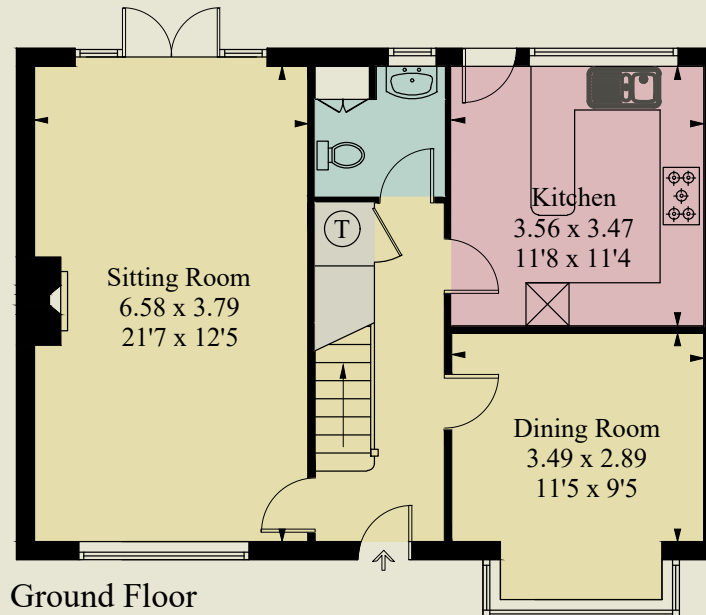
Approximate Gross Internal Area = 143 sq m / 1539 sq ft

Garage = 26 sq m / 279 sq ft

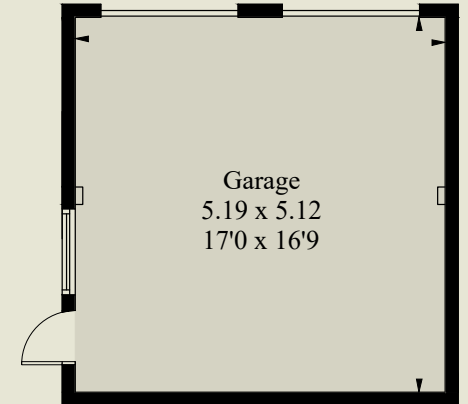
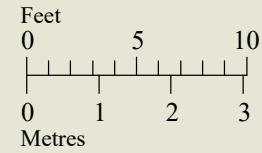
Total = 169 sq m / 1819 sq ft



First Floor



Ground Floor







## GENERAL INFORMATION

**Services:** All main services are connected. Central heating and hot water from gas fired wall boiler with secondary hot water from immersion heater.

**Council Tax:** E

**Energy Performance Rating:** 69 / C

**Postcode:** RG8 0SL

**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. 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. Lackmore Gardens is the first turning on the right and No 16 will be found on the right-hand side half way along via a pedestrian path.

## 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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