



# DENEWOOD HOUSE

WOODCOTE ♦ OXFORDSHIRE

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- ♦ Goring on Thames & Station – 3 miles
- ♦ Pangbourne on Thames & Station – 3 miles
- ♦ Reading – 8 miles ♦ M4 at Theale (J12) – 9 miles
- ♦ Henley on Thames – 11 miles ♦ Oxford – 18 miles

Situated in the quiet heart of Woodcote in the beautiful South Oxfordshire Chilterns, within close walking distance of local amenities, highly regarded schooling and extensive woodland paths, in addition to being a short drive away from Goring & Streatley mainline railway station providing direct access to London Paddington within the hour.

A spacious 4 bedroom, 5 reception room, 2 bathroom detached family home of generous proportions and accommodation of approximately 3110 sq ft benefitting from modernisation throughout, set in large established gardens and grounds with private driveway and detached double garage.

- ♦ Covered Porch
- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Utility Room
- ♦ Study
- ♦ Sitting Room with open fireplace
- ♦ Dining Room
- ♦ Kitchen with Pantry
- ♦ Family Room
- ♦ Conservatory
- ♦ Master Bedroom with separate Dressing Room
- ♦ 3 Further double bedrooms
- ♦ 2 Newly fitted bathrooms, both with shower baths
- ♦ Double Garage
- ♦ Driveway parking for multiple cars
- ♦ Large mature gardens with far reaching views
- ♦ Carport / storage



## LOCATION

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, public house, modern health centre and excellent education facilities with a toddler playgroup, and primary and secondary schools.

In addition to having the well revered and outstanding 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, Queen Anne's School, 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).

South Stoke Road forms the North Western perimeter of the village comprising an eclectic mix of mainly individual properties including a small Farm some dating from the 1700's or possibly earlier. The road is highly regarded and leads out of the village to the West, and, being elevated there are spectacular views across the Thames Valley to the Berkshire Downlands.

#### PROPERTY DESCRIPTION

Denewood House is a spacious detached 4 bedroom, 5 reception room, 2 bathroom family home of traditional construction and architectural design. With extensive modernisation throughout, careful attention has been paid to both retain and enhance the traditional aspects of the property, whilst adding a light and airy contemporary flare, with spacious well-appointed open plan modern and contemporary accommodation of approximately 3110 sq ft.

#### OUTSIDE

The house has a wide mature frontage with a large driveway giving ample parking for many cars. A pedestrian gate off to one side, opens through to the side passageway running through to the rear gardens and grounds.

At the rear of the house there is a spacious stone laid patio terrace running the majority width of the property.

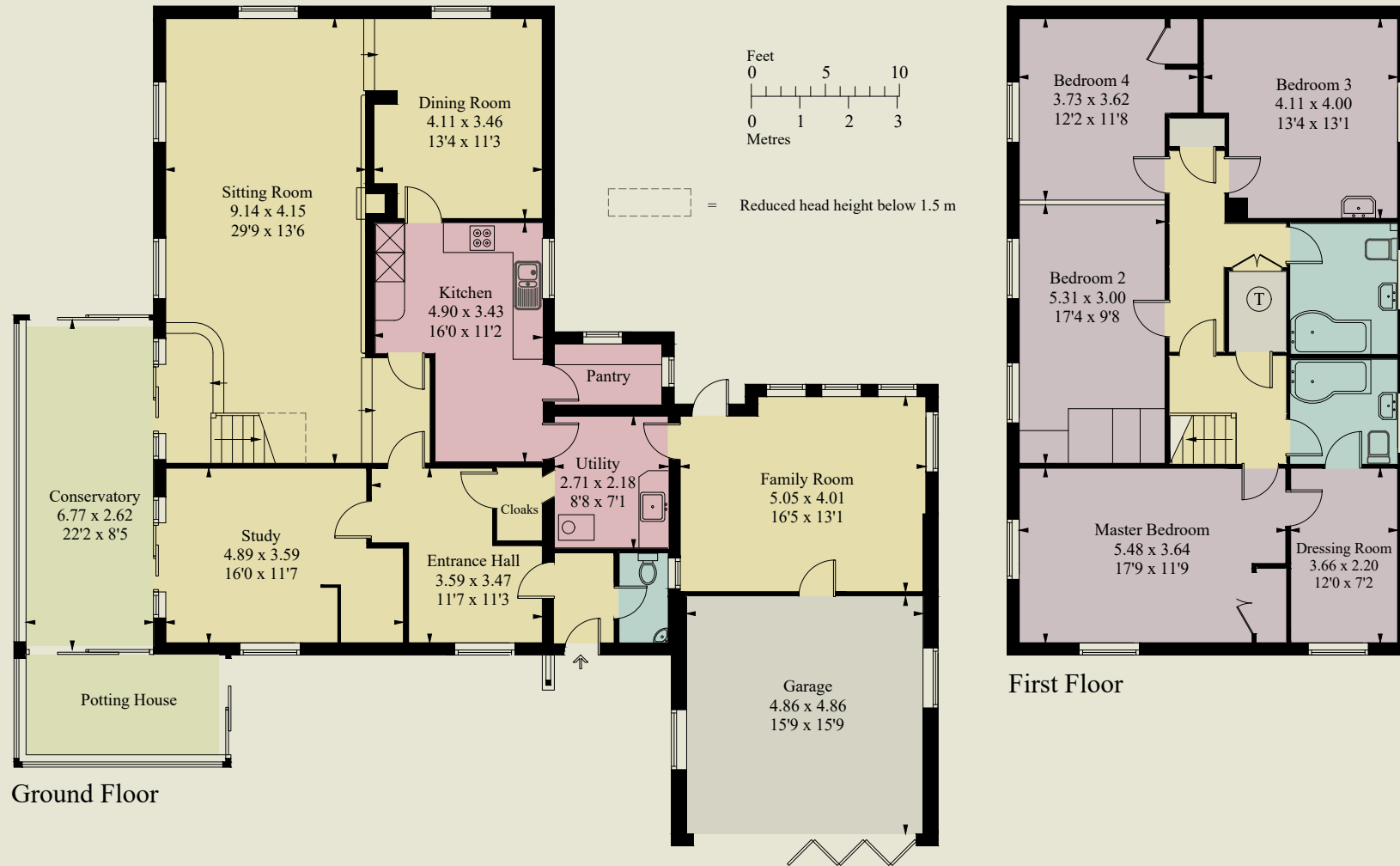
Laid mainly to lawn, the gardens are exceptionally private, with a mixture of high clipped hedging, and interspersed trees of particular note, providing for a most delightfully attractive and private setting with far reaching views.





# Denewood House, South Stoke Road, Woodcote, RG8 0PL

Approximate Gross Internal Area = 289 sq m / 3110 sq ft



CREATESPACE DESIGN ref 165

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





## GENERAL INFORMATION

**Services:** All mains services are connected to the property. Oil fired central heating and hot water.

**Council Tax:** G

**Postcode:** RG8 0PL

**Energy Efficiency Rating:** E

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

## DIRECTIONS

From our office turn right and proceed up the high street to the crossroads. Turn right and then immediately left into Reading Road. Continue on the road until you reach the staggered crossroads at Crays Pond. Turn left towards Woodcote and stay on this road upon reaching Woodcote. Turn left at the crossroads opposite the war memorial, into South Stoke Road. Denewood House is found on the right hand side some 100 metres down.

## VIEWING

Strictly by appointment through Warmingham & Co

## DISCLAIMER

N.B. 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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