



68 WAYSIDE GREEN

WOODCOTE

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68 WAYSIDE GREEN

GORING ON

- ◆ 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

Well presented terraced 3 bedroom property in the heart of this sought after hill top village, close to A4074 road links to Reading and Oxford.

- ◆ Entrance Hall
- ◆ Cloakroom
- ◆ Kitchen/Breakfast room
- ◆ Sitting Room with French door into the garden
- ◆ 2 Good size double bedrooms
- ◆ Further single 3rd bedroom
- ◆ Family Bathroom
- ◆ Lawned Garden
- ◆ Shed
- ◆ Garage in a separate block
- ◆ Exterior storage to the front of the property



LOCATION

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 Downslands 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

Well presented terraced 3 bedroom property in the heart of this sought after hill top village, close to A4074 road links to Reading and Oxford.

The accommodation comprises of an entrance hall with a cloakroom and concealed understairs storage. The Kitchen/Breakfast room is a good size with well thought out storage and views overlooking the central green area. The sitting room is well presented and overlooks the rear garden with a large window and French door giving access to the rear garden. Upstairs the property has two double bedrooms and a smaller 3rd single bedroom. The bathroom is well fitted and

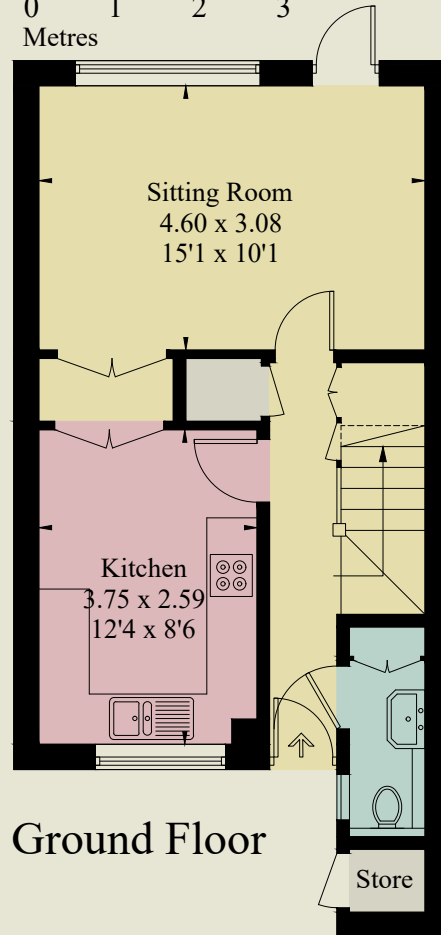
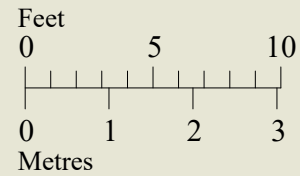
OUTSIDE

At the front of the property there is an external storage cupboard , gravelled garden area and the property enjoys views over the communal green. The rear garden is lawned and has a shed for storage. There is a rear gate giving access to a walkway to the garage in the separate block.

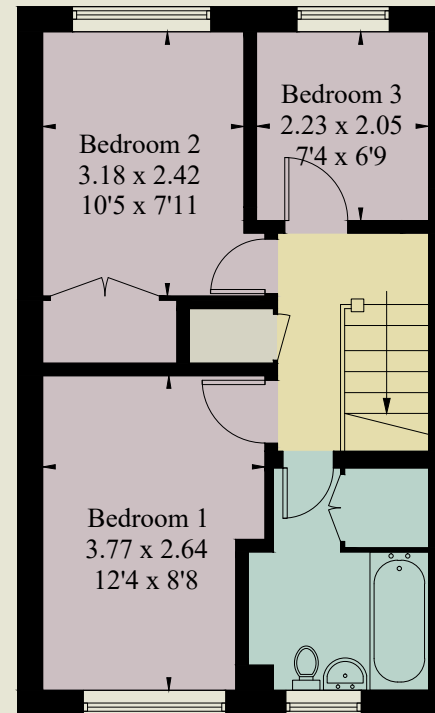


68 Wayside Green, Woodcote, Reading, RG8 0QJ

Approximate Gross Internal Area = 73.4 sq m / 790 sq ft
Store = 0.7 sq m / 7 sq ft
Total = 74.1 sq m / 797 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 190489

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

Services: Mains gas central heating, water and drainage.

Council Tax: D

Postcode: RG8 0QJ

Energy Efficiency Rating: C

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

DIRECTIONS

From our offices turn right and continue towards the railway bridge and turn right and then the next left turning into Reading Road. Continue on the road until you reach the staggered cross roads at Crays Pond. Turn left towards Woodcote and at the next staggered crossroads opposite CO-OP turn left into Beech Lane. Continue on the road and veer to the right into Wayside Green number 68 is in a terrace of pedestrian approached houses on the right hand side overlooking the communal green.

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.



Warmingham

www.warmingham.com



01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

