



LAUREL 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 – 7miles

Privately situated within this most desirable rural hilltop village yet only a short drive to extensive amenities and mainline railway station in Goring on Thames providing access to London in under the hour.

A stunning brand new detached home of elegant proportions affording light and spacious two bedroom accommodation set in secluded corner plot with professionally landscaped gardens and large private driveway. Finished to an impressively high standard throughout with high ceilings and underfloor heating.

♦ Individual Newly Built Detached 2 Bedroom Residence

♦ 10 Year NHBC Guarantee

♦ Reception Hall

♦ Contemporary Kitchen with open plan Dining/Sitting Room

♦ French doors to Garden

♦ Master Bedroom

♦ 2nd Bedroom / Reception Room

♦ Bathroom

♦ Delightful newly landscaped Gardens & Grounds

♦ Private Gravelled Driveway

♦ Storage Shed



LOCATION

Crays Pond is a small rural community centred around an historic old pond, 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. The village is ideally placed with good 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 banks, modern health centres and importantly, mainline commuter stations with excellent 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, Post Office stores, modern health centre and nursery, primary and secondary schools. The Oratory Prep. School is located within half a mile of the village and the main Oratory School is close by in Woodcote itself. The picturesque village of Whitchurch on Thames also has a high Ofsted rated Primary school and is within 1.5 miles.

PROPERTY DESCRIPTION

Laurel Cottage is a brand new bespoke built two bedroom detached property, designed and finished to an exacting standard with high quality and tasteful touches throughout such as oak flooring, vaulted ceilings and underfloor heating. The front door opens into a spacious central reception hall with two storage cupboards and leads on to a light and bright kitchen with a host of high quality integral appliances, open plan onto the sitting/dining room with French doors to the garden. To the opposite side of the hall are two excellent sized double bedrooms, the second of which could be used as an additional reception room if preferred, and a stylish bathroom. The cottage sits back in its plot, with all rooms overlooking the delightful gardens.

The property has the benefit of a 10 year NHBC build guarantee.

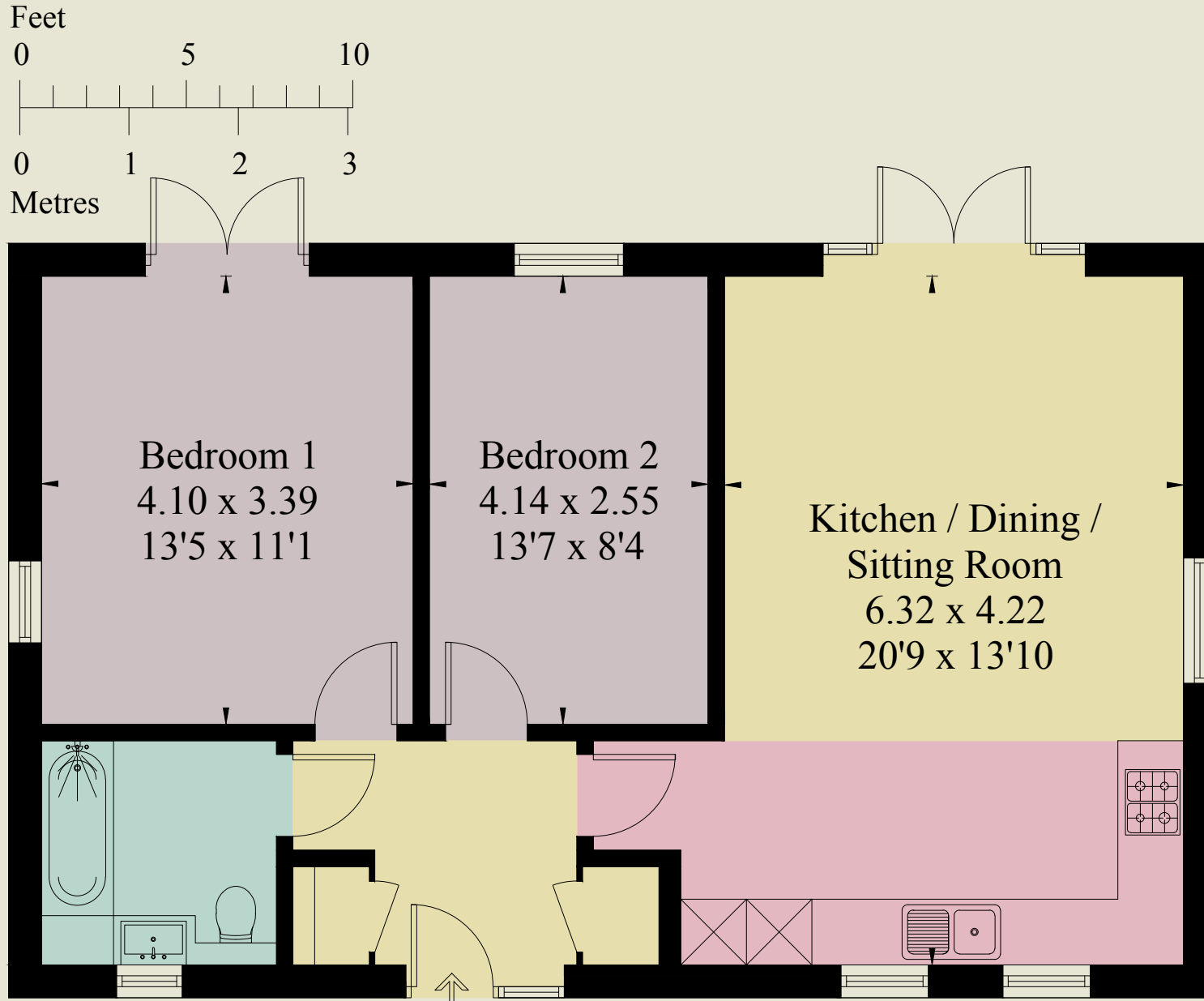
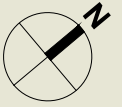
OUTSIDE

The property occupies a corner plot with a wide frontage onto a quiet lane, with mature hedged and fenced boundaries offering seclusion. The wide entrance opens onto a spacious gravelled driveway affording off road parking for 4 cars. There is gated side access to the rear, where the principle garden is laid to lawn, wrapping around three sides of the bungalow. Leading off the main reception room via French doors is a walled stone patio terrace, providing the ideal spot for outside dining and entertaining enjoying a Westerly aspect. A pathway extends all the way around the property, and tucked away to the side is a useful timber garden shed. The attractive gardens are newly landscaped and easily maintained, while providing the opportunity for a keen gardener to further develop in their own style.



Laurel Cottage, Crays Pond, RG8 7QE

Approximate IPMS2 Floor Area = 66.7 sq m / 718 sq ft





GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and hot water from gas fired boiler. Water fed underfloor heating throughout.

Postcode: RG8 7QE

Energy Efficiency Rating: C / 79

Local Authority: South Oxfordshire District Council. Telephone: 01235 422422

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 left into Reading Road. Follow this road out of the Village and on reaching Crays Pond in approximately 2 miles, the driveway leading to Laurel Cottage will be found on the right hand side, shortly before reaching the village crossroads. After turning off the road, Laurel Cottage is the first property on the right hand side.

VIEWING

Strictly by appointment through Warmingham & Co.

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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