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68 WEST CHILTERN, WOODCOTE, READING, OXFORDSHIRE, RG8 0SG



- Spacious Four Bedroom Detached Home
- No Onward Chain
- Over of 2,000 sq ft of Accommodation
- Southwest Facing Rear Garden
- Two Bathrooms
- Cul de sac location

Offers in excess of £600,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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PROPERTY DESCRIPTION

NO ONWARD CHAIN: A substantial detached home located in a quiet cul de sac within 0.5 miles of Langtree Secondary School. The property offers spacious accommodation in excess of 2,000 sq ft including a garage. The house also benefits from a southwest facing private rear garden. EPC Rating D.

LOCAL INFORMATION

Woodcote, situated three miles north east of Goring, and is a vibrant South Chiltern Village with a particularly strong sense of participation amongst its community. The village offers a good selection of amenities including Primary and Secondary schooling at both state and public, well stocked convenience shop, several pubs, a library and garden centre, as outlined on woodcote-online.co.uk. There is excellent access to nearby Wallingford, which is a delightful market town some four miles to the West, with a good bus service, and train access to London (Paddington) and Oxford, with a choice of either Pangbourne or Goring Railway Stations. Woodcote is in an Area of Outstanding Natural Beauty and is surrounded by beechwoods and farmland that drops down towards the river valley.

ACCOMMODATION

A covered porch leads to a part glazed front door opening into the entrance hall with a coat cupboard, WC and access into the garage. The sitting room is rear aspect with sliding doors onto the patio and a wood burning stove. The sitting room is open to the kitchen/diner, which also leads to a large conservatory (which in turn has French doors to the rear). The kitchen is fitted with a matching range of wall and base units with space for appliances including and 8 ring gas range cooker.

A turning staircase leads to a large landing. The main bedroom is rear aspect with a full range of built in wardrobes and en-suite shower room. There are three further bedrooms, two doubles and one generous single, all with built in



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers DT appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

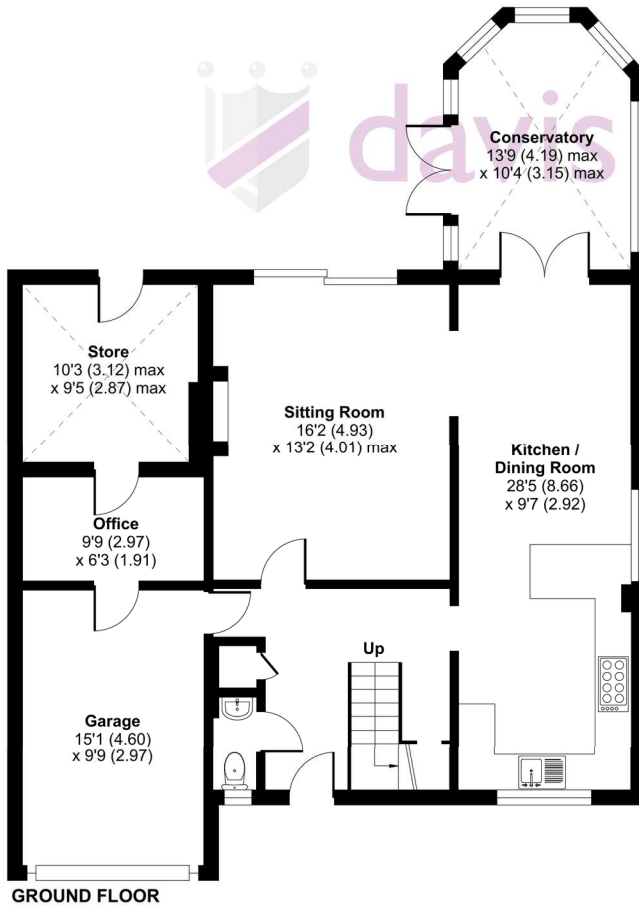
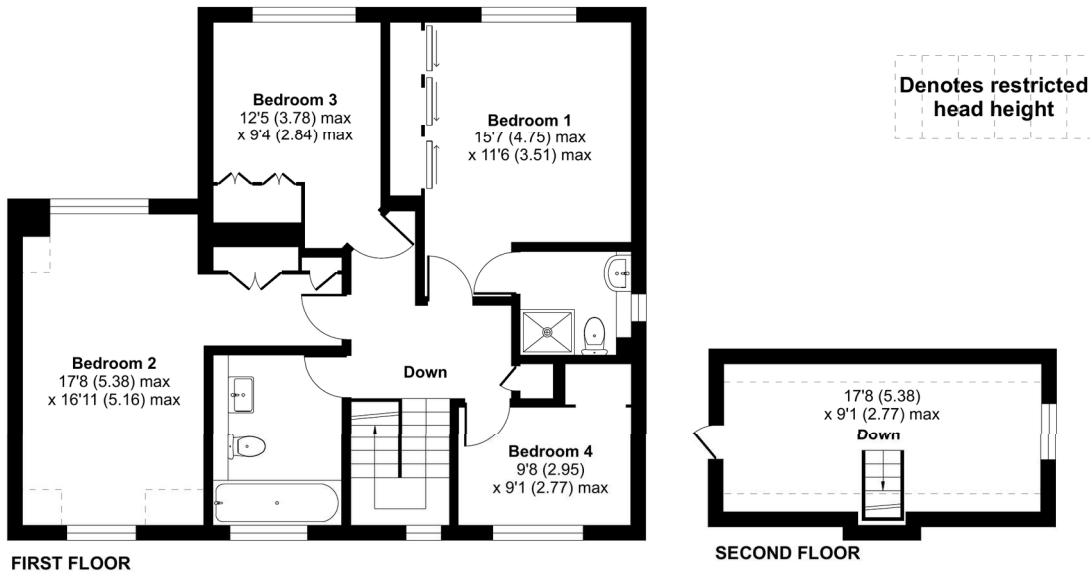
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 2048 sq ft / 190 sq m (includes garage)

Limited Use Area(s) = 53 sq ft / 5 sq m

Total = 2101 sq ft / 195 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Davis Tate. REF: 904863