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14 CUDDSDON CLOSE, WOODCOTE, READING, OXFORDSHIRE, RG8 0SH



- Three bedroom house
- Small cul de sac location
- Garage and off street parking
- Conveniently located for village schools
- Generous lounge/diner
- Dual aspect kitchen

Asking Price £375,000 (Freehold)

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



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PROPERTY DESCRIPTION

A three bedroom house located down a small cul-de-sac in the popular village of Woodcote, within easy access of the Primary & Secondary Schools. The property also benefits from a fully enclosed garden and garage. The accommodation includes: entrance porch, lounge/diner, kitchen, three bedrooms and family bathroom. 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 part glazed door opens into an enclosed porch, with a part glazed door leading into the lounge/diner. This generous room has a bay window overlooking the front and a sliding door to the rear. The kitchen is fitted with a painted range of units with integral appliances including oven, 5 ring gas hob and tumble dryer, with space for additional appliances and a door to the rear.



The staircase leads to the first floor landing with access to the loft and airing cupboard. The main bedroom offers a double aspect. There are two further front aspect bedrooms and a family bathroom fitted with a bath with shower over.

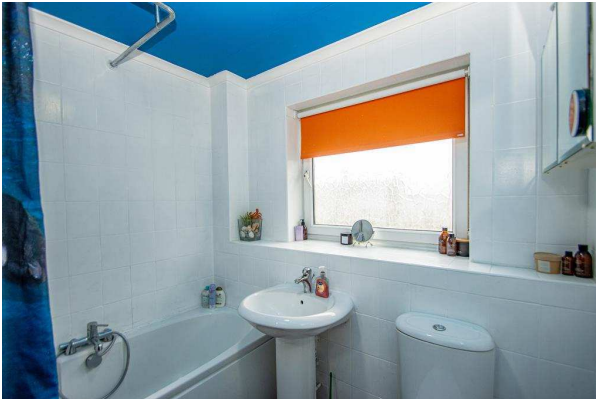
OUTSIDE SPACE

The rear garden is laid with artificial turf for low maintenance. There is a circular patio with a timber shed. The garden is fully enclosed by a combination of brick wall and timber fencing. There is also gated access leading to the front.

The property also benefits from a single garage located in a separate block to the side of the property, with a parking space in front.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band D. Gas fired central heating, all mains services.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers 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

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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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. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

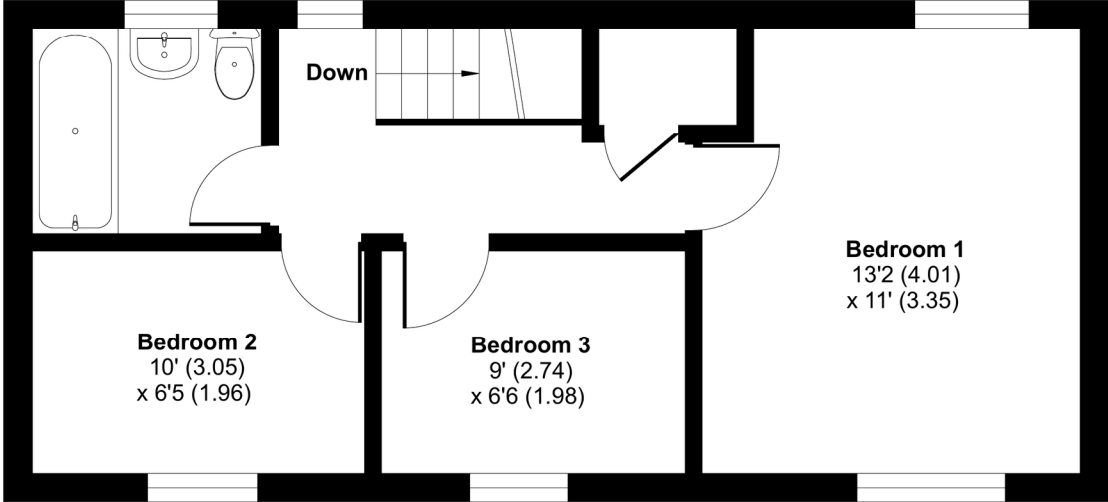
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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

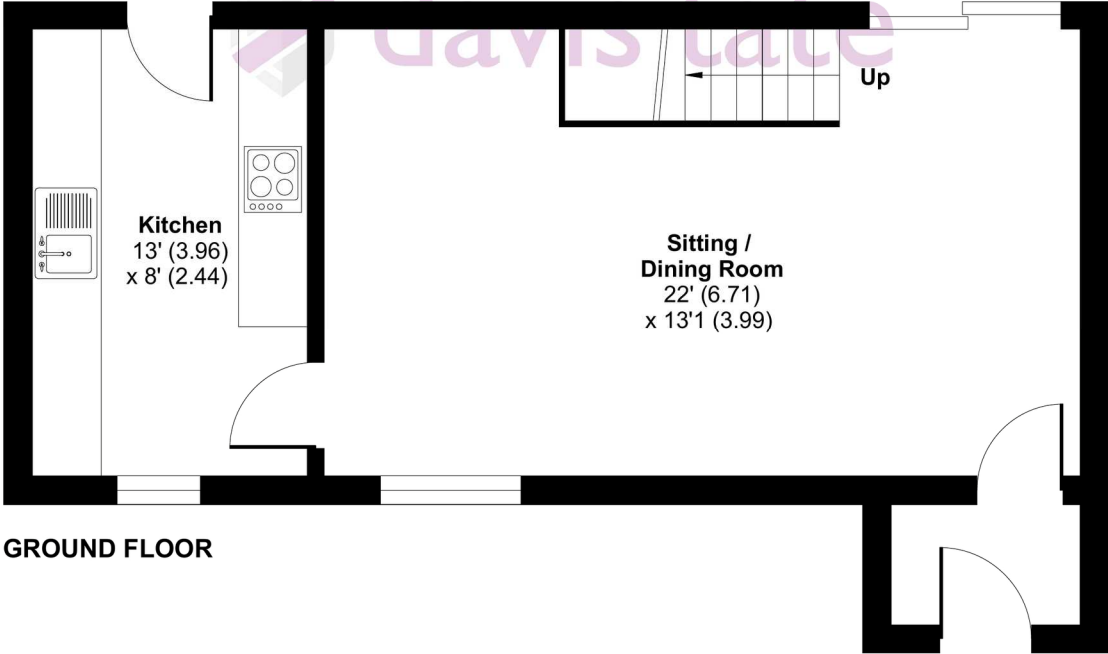
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 817 sq ft / 75.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checon 2024. Produced for Davis Tate. REF: 1097105