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## RED LANE BARN, OXFORD ROAD, WOODCOTE, OXFORDSHIRE, RG8 0PG



- **Detached & Individual Barn Conversion**
- **Original exposed beams & timbers throughout**
- **Substantial accommodation in excess of 3,200 sq ft**
- **On a plot of approx. half an acre**
- **Versatile & flexible accommodation**
- **Views of the gardens from most rooms**

**Asking Price £1,500,000 (Freehold)**

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



[davistate.com](https://www.davistate.com)

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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## PROPERTY DESCRIPTION

A converted barn set within the historic heart of Woodcote, with an attractive outlook over the village Church. The property has retained many original beams and timbers throughout, as well as an abundance of windows overlooking the gardens that wrap around the house. The substantial accommodation is arranged over three floors and measures in excess of 3,200 sq ft, with an additional detached double garage, and sits on a plot of approximately half an acre. The accommodation includes: entrance hall, sitting room, kitchen/diner, snug, family room, study, main bedroom with dressing room and en-suite, four further double bedrooms, family bathroom, and separate toilet and shower. EPC Rating C.

## 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, two pubs, a library and garden centre, as outlined on [woodcote-online.co.uk](http://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 Reading, 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

Glass double doors lead into an impressive vaulted entrance lobby with exposed timbers and an oak open tread staircase. A glazed door leads into the sitting room, a generous space measuring 27'x18' with exposed timber beams, wood flooring, a woodburning stove with brick surround and French doors to the garden. Steps lead down to a versatile family/play room. Part glazed double doors from the sitting room also lead into the kitchen, which is fitted with a range of wooden units with granite worktops with matching central island, a gas range cooker and larder cupboard. There is underfloor heating to this space. Steps lead down alternately into a dining area with double doors to the garden and a snug. There are original exposed wooden beams throughout this space. The kitchen also leads down to a utility, with additional sink, space and plumbing for washing machine, a WC, and a door to the front. A study accessible from the entrance hall completes the ground door accommodation.

The staircase leads to a large open galleried landing with airing and understairs store cupboards. The main bedroom has a wealth of exposed beams, and steps lead down alternately to a dressing area with built in wardrobes and an ensuite fitted with both a bath and separate shower and double sinks. There are two further bedrooms to this level, both with built-in wardrobes. Steps lead down to a family bathroom, which is in the process of being re-fitted to offer a bath, separate shower and double sinks. Another staircase leads up to a landing with two further double bedrooms, both with attractive views across to the church, and a shower and separate toilet.





## **OUTSIDE SPACE**

An electric five bar timber gate opens to a gravelled drive providing off street parking, leading to the double garage.

The gently sloping lawned gardens surround the property, with various planted beds and paths meandering throughout. A decked seating area is accessible from the sitting room, with a covered BBQ area and steps leading up to a summer house with power. There are two other decked seating areas scattered around, including one with a wisteria covered pergola for summer shade. The house abuts the village church yard to one side providing an attractive and peaceful setting. There are fruiting apple trees and a raised strawberry patch, timber shed and covered log store. The plot as a whole measures approximately 0.52 acres.

There is a detached timber double garage with dual up and over doors, light, power, a pedestrian door to the side and attic storage above.

## **LOCAL AUTHORITY and SERVICES**

South Oxfordshire District Council. Tax band H. Gas fired central heating with two boilers. Septic tank drainage.

## **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

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

## **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](http://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.

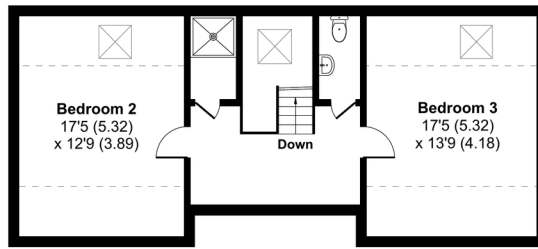
Approximate Area = 3272 sq ft / 303.9 sq m (excludes void)

Limited Use Area(s) = 355 sq ft / 32.9 sq m

Garage = 398 sq ft / 36.9 sq m

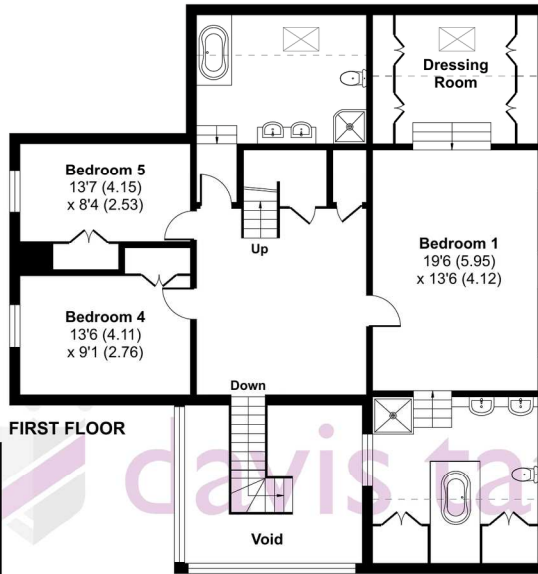
Total = 4025 sq ft / 373.7 sq m

For identification only - Not to scale

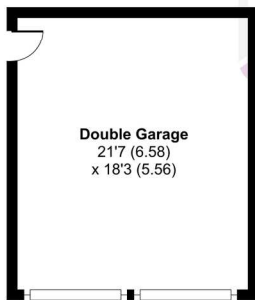


SECOND FLOOR

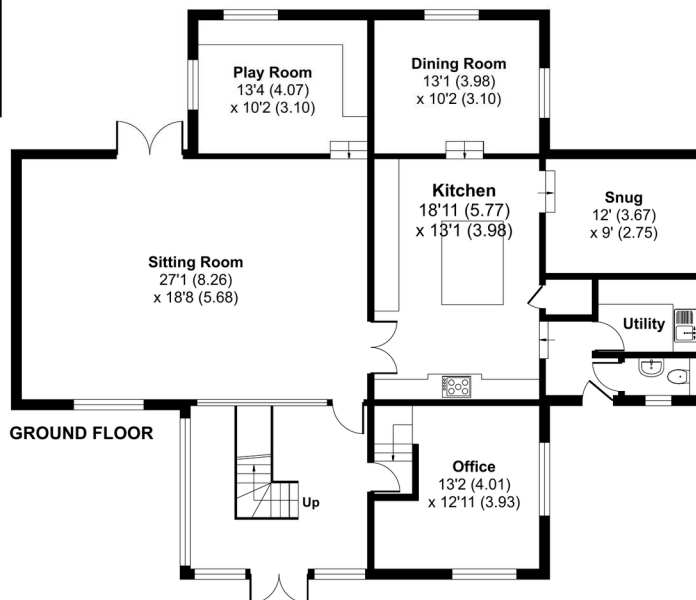
Denotes restricted head height



FIRST FLOOR



Double Garage  
21'7 (6.58)  
x 18'3 (5.56)



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1092715