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## 19 WITTENHAM CLOSE, WOODCOTE, OXFORDSHIRE, RG8 0UY



- Link detached bungalow
- Two bedrooms
- Southerly facing rear garden
- Large conservatory overlooking the garden
- Small cul-de-sac location
- No onward chain

Asking Price £400,000 (Freehold)

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



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## PROPERTY DESCRIPTION

A link detached bungalow situated within a small cul-de-sac very near to the amenities of Woodcote. The property has a pretty Southerly facing fully enclosed rear garden, with a large conservatory overlooking, and has the benefit of a garage. Available with no onward chain, the accommodation includes: entrance hall, kitchen, lounge, conservatory, two bedrooms, shower room and garage. 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, several 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 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 with a upvc part glazed door leads into an entrance hall. The kitchen is front aspect and fitted with a matching range of shaker style white wall and base units, integrated oven and gas hob, fridge and freezer. The lounge is rear aspect with a feature coal effect electric fire with wooden and marble surround. A glazed door from the lounge opens onto a large conservatory, offering a pleasant outlook onto the rear garden with two glazed doors out. There are two bedrooms with the primary bedroom having a fitted bedroom suite. To complete the accommodation there is a side aspect shower room.





### OUTSIDE SPACE

A hardstanding driveway at the front provides off street parking leading to the garage. There is also a small lawned garden with shrub borders and picket fencing at the front. Gated access at the side leads to the rear.

To the rear is a landscaped garden with a southerly aspect, planted with a variety of flower and shrub beds and borders and a circular lawned garden. The garden is enclosed by timber fencing, with a timber shed.

The single garage has an up and over door and a pedestrian door from the rear garden.

### LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band C. 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](http://davistate.com)

## BUYERS INFORMATION

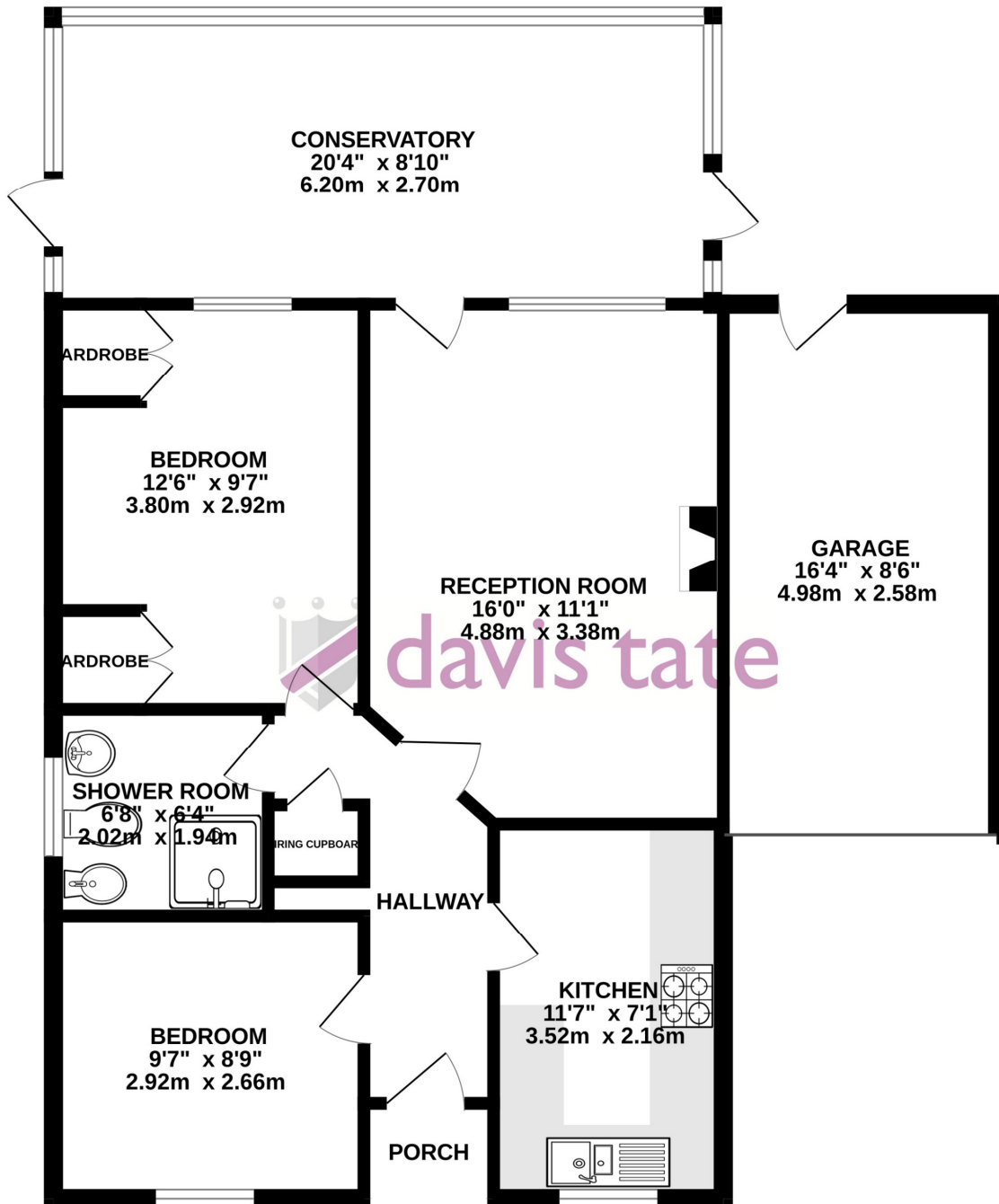
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address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



GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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