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53 WHITEHOUSE ROAD, WOODCOTE, OXFORDSHIRE, RG8 0SA



- **No Onward Chain**
- **Extended Linked Detached Home**
- **Three Good Size Bedrooms**
- **Fitted Kitchen and Sun Room**
- **Parking for Three Cars plus Garage**
- **Spacious Sitting Room and Dining Area**

Asking Price £425,000 (Freehold)

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



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

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PROPERTY DESCRIPTION

Sold with no onward chain, this extended linked detached family home is situated within the popular Woodcote Village offering good size family accommodation. Offering entrance hall, fitted kitchen leading into sunroom currently used as the breakfast area, sitting room with wood burning stove and spacious dining area. To the first floor there are three good size 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

An extended linked detached family home offering, entrance hall, three good size bedrooms, two reception rooms, sun room, fitted kitchen, three bedrooms and family bathroom.



OUTSIDE SPACE

An enclosed private garden to the rear offering a good size decking area perfect for al fresco dining, small lawned area enclosed by close board fencing, and access to attached garage. To the front there is a storage shed, parking for three cars leading to an attached garage with light and power.

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

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

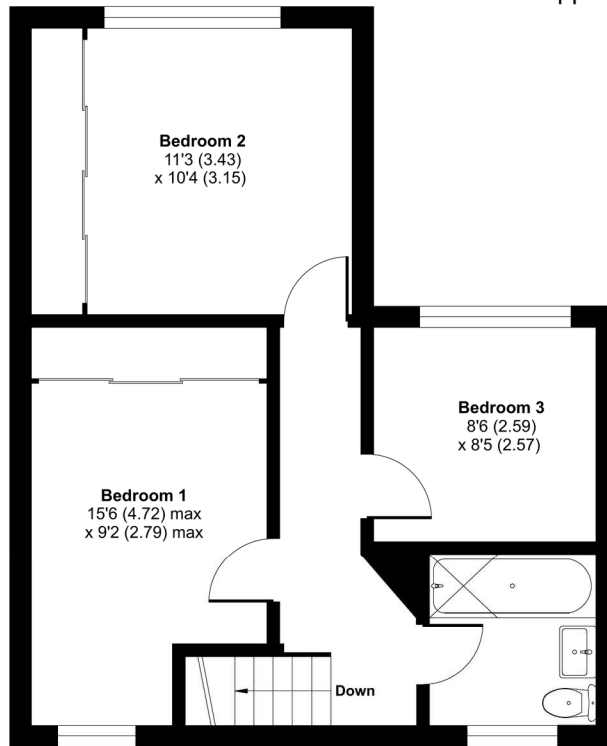
BUYERS INFORMATION

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.

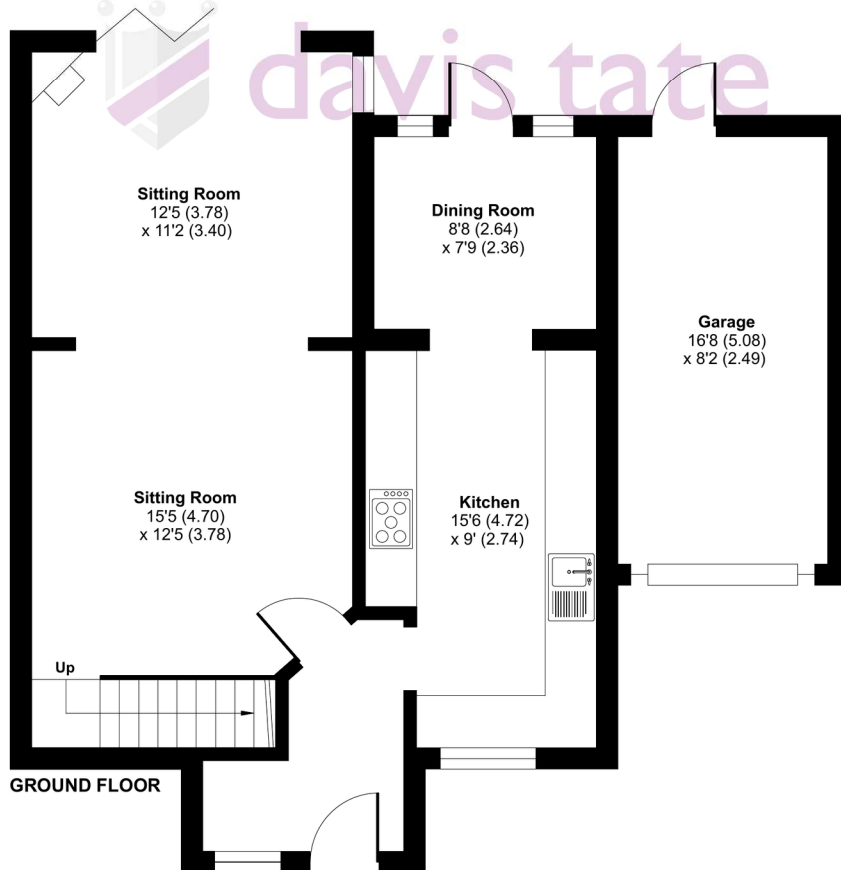
REFERRAL FEES

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 = 1084 sq ft / 100.7 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 1220 sq ft / 113.3 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). © n̄checom 2024. Produced for Davis Tate. REF: 1112542