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THE CROFT, 25A CROFT WAY, WOODCOTE, OXFORDSHIRE, RG8 0RS



- Spacious detached bungalow
- Built in 2022
- South facing rear garden
- Secluded cul-de-sac location
- Three double bedrooms, two bathrooms
- Ample parking with double carport & workshop

Asking Price £795,000 (Freehold)

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



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PROPERTY DESCRIPTION

An individual bungalow built in 2022 tucked away in a secluded position at the end of a small cul de sac within Woodcote, located only 0.6 miles from the village Primary and Secondary schools. The property offers three double bedrooms and two bathrooms, and has a large loft space suitable for conversion if required, subject to usual permissions. Set in a quiet position, the bungalow has a South facing rear garden and patio, and ample off street parking at the front, with a double bay carport and workshop. The property benefits from the remainder of a 10 year new home warranty in place. The accommodation includes: entrance hall, WC, sitting room, kitchen/diner, utility, main bedroom with en-suite, two further bedrooms and a family bathroom. EPC Rating B.

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 wooden covered porch leads to the front door, which opens into a spacious entrance hall with a WC. The large double aspect sitting room is front aspect, with a woodburning stove. The kitchen/diner is a fantastic rear aspect open plan space with a vaulted ceiling and bi-folding doors to the South facing rear patio. The kitchen is fitted with a



contemporary range of gloss units with oak worktops and matching central island, with ample storage space and integral appliances including fridge/freezer, dishwasher, double ovens and 5 ring induction hob. The kitchen leads to a utility room with an auxiliary sink, space for appliances and an external door to the side. The main bedroom offers an en-suite shower room. There are two further bedrooms, both doubles in size, with access to a large loft space from each (suitable for conversion subject to usual permissions). The family bathroom is fitted with a rounded bath with shower over. There is zoned underfloor heating to all accommodation.

OUTSIDE SPACE

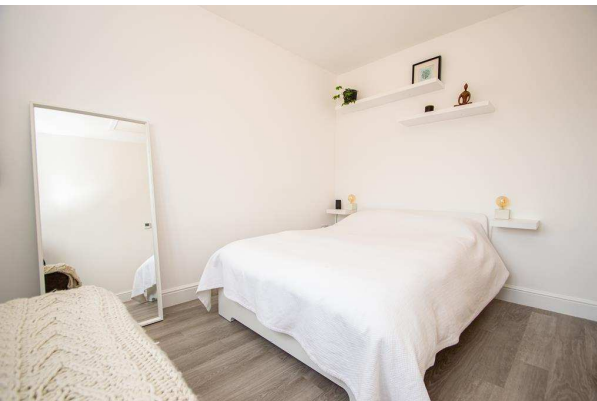
A gravelled drive leads onto a large frontage providing ample parking for a variety of vehicles. Here there is also a double bay carport with adjacent workshop with light and power and a covered log and bin store.

The rear garden faces South, with a flagstone patio adjacent to capture the sun for much of the day. A brick retaining wall with steps lead up to a small garden laid to lawn, with additional patio, mature laurel hedge for privacy and timber close boarded fencing.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Council tax band TBC. Gas fired central heating with zoned underfloor 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

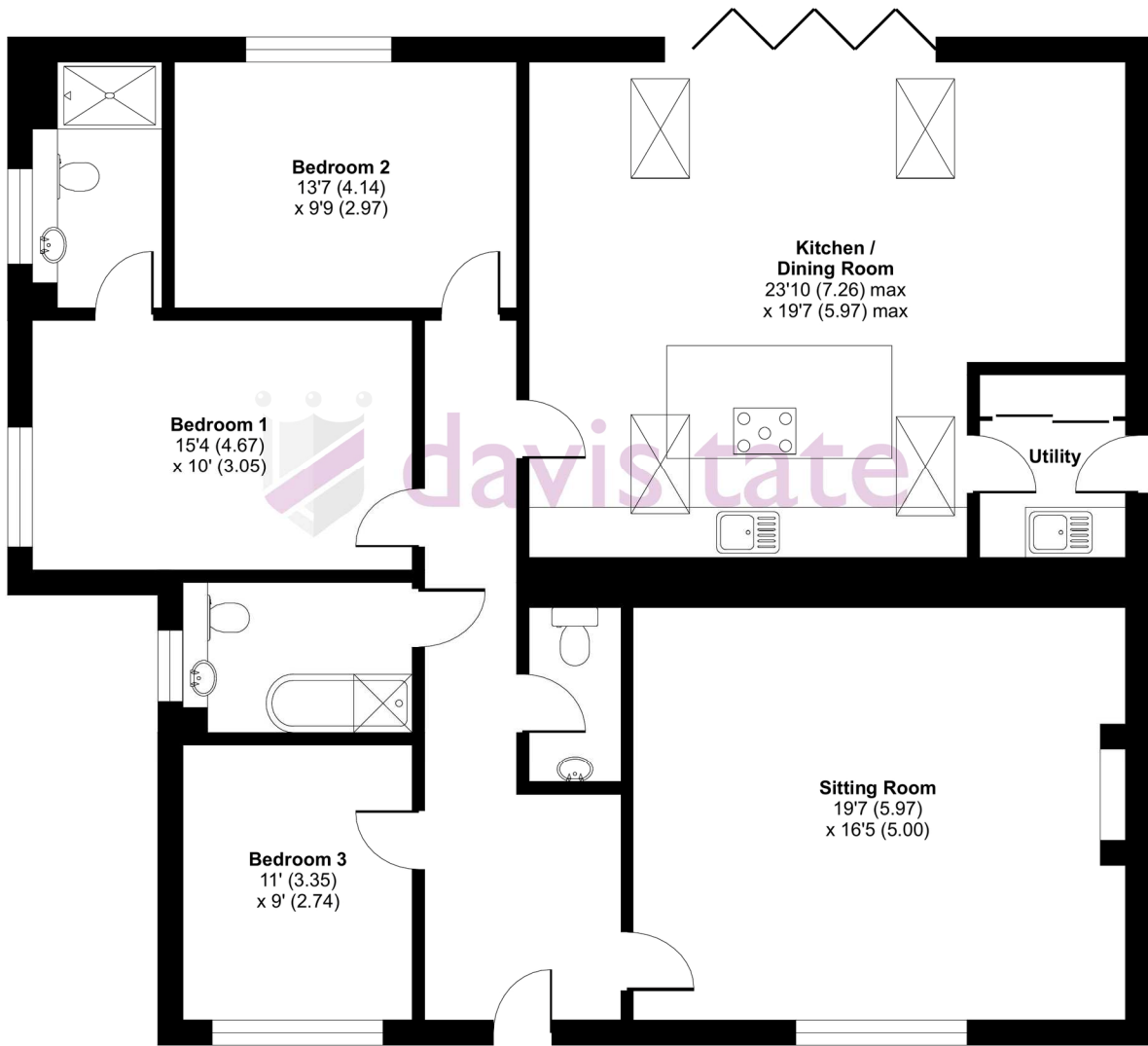
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address 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 = 1565 sq ft / 145.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Davis Tate. REF: 844535