



Beech House, Beech Lane, Woodcote,  
South Oxon, RG8 0PY

£775,000

Beville  
ESTATE AGENCY

- Victorian four-bedroom home
- 21ft kitchen/breakfast room
- Off-road parking and detached garage
- Quiet rural lane backing onto open fields
- Refurbished top-floor shower room
- Sold with no onward chain
- Two reception rooms with open fireplace
- Approx. 90ft sunny aspect rear garden

Charming Victorian four-bedroom home on a quiet rural lane, backing directly onto open fields yet moments from village life. Beautifully extended over three floors, the house offers generous and flexible living space, including a light-filled top floor and a recently refurbished shower room. Outside, there's a long sunny garden, off-road parking and further potential (subject to the usual consents). EPC: tbc

Accommodation includes: Entrance hall, 16ft sitting room with open fireplace, 20ft living room, 21ft fitted kitchen/ breakfast room with vaulted ceiling, underfloor heating and two pairs of double doors to rear and side, utility room. The stairs from the hallway lead to first floor landing which comprises of three bedrooms and a family bathroom. There is a further staircase leading to second floor which has a double bedroom and shower room.

Noteworthy features include uPVC double glazing, gas fired central heating with Megaflow pressurised system, stripped pine doors, ample off road parking, detached garage, re-rendered and painted externally, sold with no onward chain.

To the front of the property: A gravel driveway providing off road parking leading to detached garage. Small lawned area, mature shrubs and pathway leading to front door. Side access leads to:

The rear of the property: An established, sunny aspect garden approximately 90ft in length, backing onto open fields. Paved patio with retaining wall, outside tap, two outside power points. Garden laid mainly to lawn, fully enclosed with mature laurel hedging and brick and flint wall, established flower and shrub beds, greenhouse and shed/gym. To the rear of the garden is a large decking area ideal for outdoor entertaining and benefits from the evening sun.

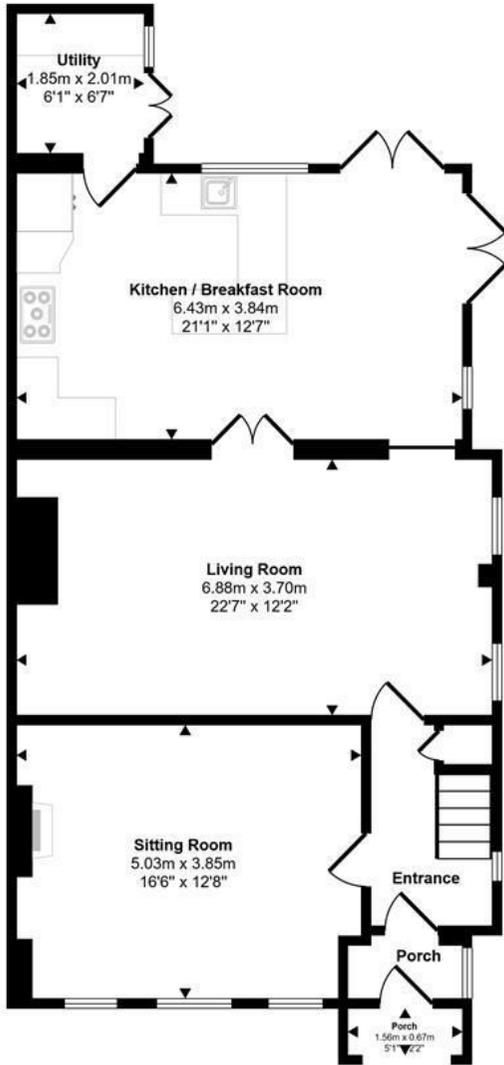
Total Floor Area: 1786sqft (166m<sup>2</sup>)

Council Tax: F

Services: Mains gas, mains electricity, mains water & drainage.

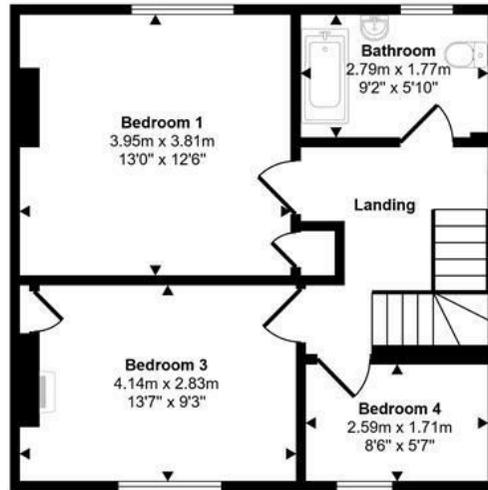
Beech Lane is a highly sought after lane situated on the fringes of the village yet conveniently situated within easy walking of shops and amenities providing day to day needs including; Two small convenience stores and a Co-op supermarket, fish and chip shop, hairdressers, health centre, library, garage, garden centre, two Public Houses. The village offers excellent primary and secondary schooling, including Langtree School, which is well regarded for its academic, sporting and cultural achievements. Woodcote is set on the edge of the picturesque Chiltern Hills and is within easy access to Reading (8 miles), Henley (8 miles) and M4 junction 12 (9 miles). London Paddington is less than 30 minutes from Reading Railway Station or 45 minutes from Goring Railway Station (3 miles away). Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. Woodcote is within a designated Area Of Outstanding Natural Beauty (AONB).

Approx Gross Internal Area  
176 sq m / 1895 sq ft

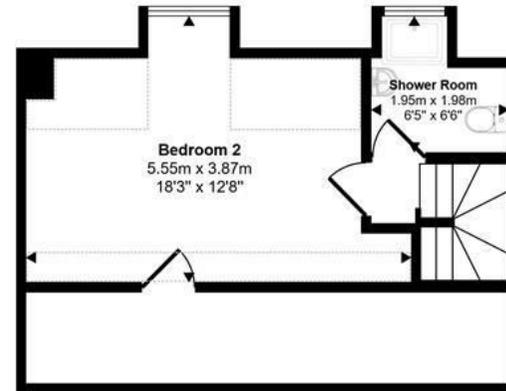


Ground Floor  
Approx 85 sq m / 919 sq ft

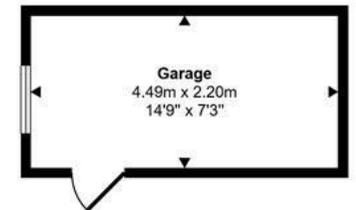
Denotes head height below 1.5m



First Floor  
Approx 47 sq m / 503 sq ft



Second Floor  
Approx 34 sq m / 367 sq ft



Storage Room  
Approx 10 sq m / 106 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Directions

Proceeding north from Reading on the A4074, turn left at the signpost to Woodcote and continue for approximately ¼ mile, upon reaching the crossroads turn left and take the third right into Beech Lane, continue into the dip and turn left into the continuation of Beech Lane whereupon the property can be found on the left hand side.

**Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.**

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