



Small Oaks, Goring Heath, Reading

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Small Oaks, Goring Heath, Reading, RG8 7FZ

An attractive four-bedroom detached home, with a double garage and studio, close to Woodcote.

Pangbourne 2.8 miles, M4 (Jct 12) 7.6 miles, Reading town centre 7.7 miles, Reading mainline station 8.0 miles (25 minutes to London Paddington)

Drawing room | Study | Dining room | Kitchen Utility | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms Family bathroom | Garage | Studio | Garden EPC rating D

The property

This well-presented, detached, family home has recently undergone some renovation which includes a new kitchen.

The drawing room has a double aspect and a log-burning stove. The new kitchen has country, shaker styled units with a stylish quartz worktop and splashback. A more recent change has seen the creation of a semi-open set-up with an opening between kitchen and dining that serves as a breakfast bar. A further downstairs room currently operates as a study but could be a family room/snug. At the rear of the house is a utility and boot room with external access. Finally there is a downstairs guest toilet. A notable feature and recent change is a oak engineered flooring.

Upstairs there are four bedrooms, including the principal bedroom with an en suite shower room. Three further bedrooms exist which are served by a generous family bathroom complete with a separate bath and shower. We're advised the property benefits from high-speed fibre broadband.

Outside

Timber manual gates provide access to a large gravel driveway allowing parking for numerous vehicles. A detached double garage exists with space for storage and a work area. Attached to this garage is a sound-proofed recording studio but can be changed to suit other requirements. The wrap around garden is laid mostly to lawn with mature borders and a sun-trap patio terrace. It is also safely secured for children and pets. We believe the entire plot to measure 0.25 arce. Beyond the rear of the garden is an open field.

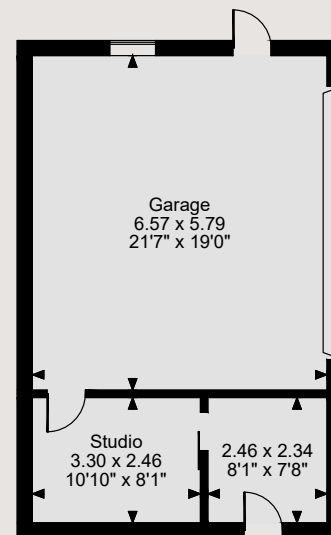
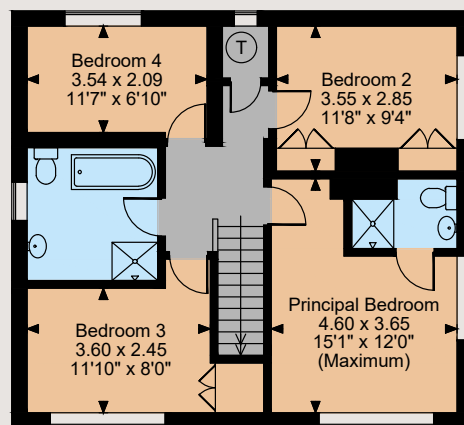
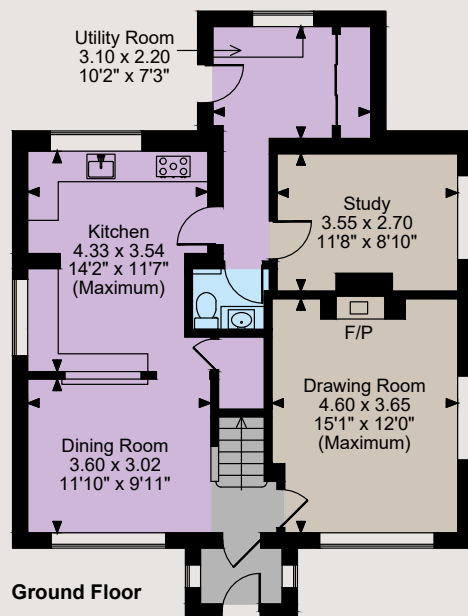
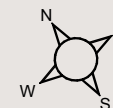
Location

The property is in a highly sought-after setting just outside the popular village of Woodcote. The village has several everyday amenities, including a local shop, two pubs and a café, as well as two primary schools and the independent Oratory School and Oratory Preparatory School. Reading is seven miles to the south, providing excellent shopping and leisure facilities, and a choice of large supermarkets. Woodcote is in the heart of the Chiltern Hills Area of Outstanding area of Outstanding, with plenty of walking cycling and riding routes nearby. The M4 is easily accessible, eight miles to the south, while mainline rail services are available from Reading, which offers fast and regular routes to London Paddington (25 minutes).





Small Oaks, Goring Heath, Reading N
Main House internal area 1,467 sq ft (136 sq m)
Garage & Studio internal area 572 sq ft (53 sq m)
Total internal area 2,039 sq ft (189 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

What3Words:///fool.merge.spine brings you to the property's driveway

General

Local Authority: South Oxfordshire District Council, +44(0)1235 422422

Services: Mains electricity, gas, water and drainage.

Council Tax: Band F

Tenure: Freehold

Guide Price: £900,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Pangbourne

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