



The Close, Woodcote, RG8 OSB





## The Close, Woodcote

NO ONWARD CHAIN - A spacious family home set in this quiet residential road within walking distance of the village shops and amenities and direct access via a footpath to the rear leading to the village green and highly regarded primary and secondary schools. This extended semi-detached property has extensive driveway parking for several cars leading to a 20'3 garage and superb secluded corner plot extending to 98ft in width. It has been much improved by the current owners offering versatile accommodation including a double aspect living/dining/family room, 25'1 kitchen breakfast room with storage and access to the garden and cloakroom. Upstairs there are four good sized bedrooms and a family bathroom. It also has solar panels which provide payback from the grid.



## Tenure - Freehold

Accommodation:

Enclosed Entrance Porch with two windows leading to: Entrance Hall: Window to front, wood style floor, under stair storage recess, airing cupboard, radiator, stairs to landing.

Living Room: Window to front, radiator, fireplace with brick surround, tiled hearth and mantel. Arched open way to:

Dining/Family Room: Sliding doors and window to rear, two arched shelved display alcoves, radiator.

Cloakroom: Window to side, white two-piece suite, tiling.

Kitchen/Breakfast Room: Double aspect, range of storage units and worktop, appliance space for oven/hob, dishwasher, washing machine, dishwasher and fridge freezer, wood style floor, radiator. Door to lobby and rear garden, large storage cupboard.







Stairs to First Floor:

Bedroom 1: Window to rear, radiator.

Bedroom 2: Window to rear, radiator.

Bedroom 3: Window to front, radiator.

Bedroom 4: Window to side, radiator.

Bathroom: Newly installed in 2022 with window to side, white three-piece suite including basin vanity unit, illuminated fitted mirror, downlighters, storage cupboard, radiator.

Outside:

The front driveway is hard landscaped with parking for four+ cars, brick pillar and wrought iron gated entrance, picket fence to the side.

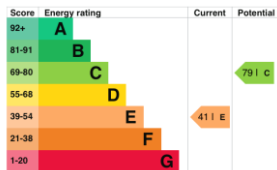
The secluded rear garden is a special feature sitting on a corner plot extending to 98ft in width with large paved terrace and partly covered with a pergola, a mature lawn interspersed with trees and shrubs, flowers beds and a timber fence boundary.

Detached Double Garage: 20'3 x 17'4 Up and over door with side door and window to garden, built-in and eaves storage, power and light.

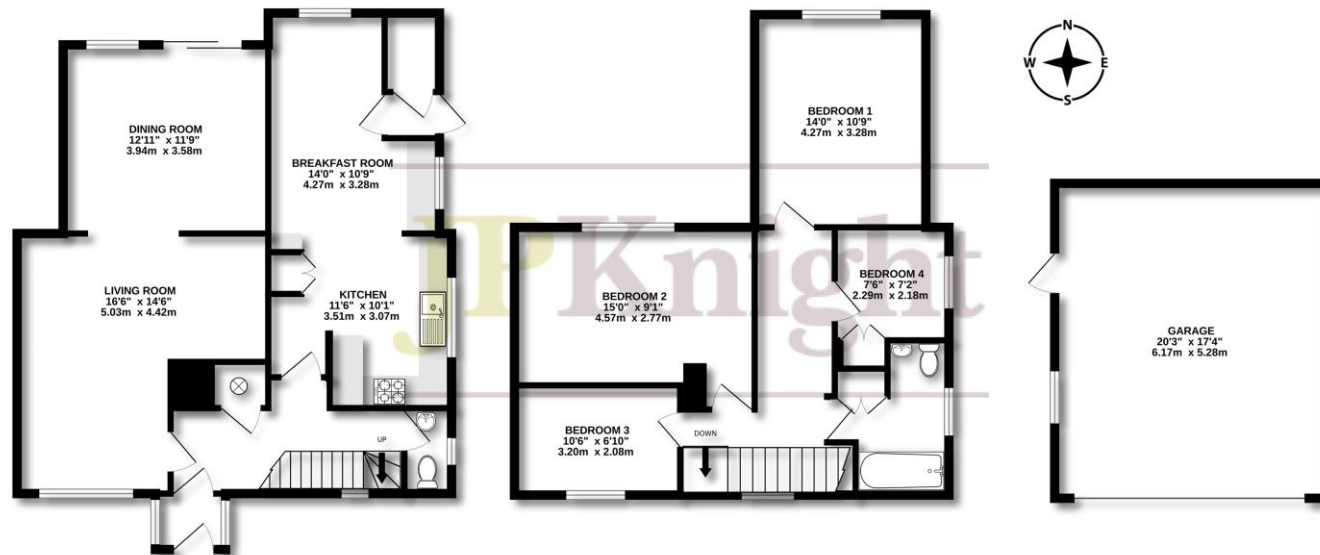


#### Directions:

From our office head south on St Martins Street across Market Place and continue onto Reading Road. At the roundabout that the first exit onto A4130 Nosworthy Way, and the 2nd exit at the next roundabout onto A4074. Continue for 3.8 miles and turn right onto Red Lane B471. After 0.6 miles turn left into Whitehouse Road then first left into The Close, continue to the green open space and the property is in the right handcorner.



**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 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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