



7 Summit House Close
Woodcote, Oxfordshire, RG8 0QZ



JAMESGESNER
- ESTATE AGENTS -



**7 Summit House Close
Woodcote
Oxfordshire
RG8 0QZ**

GUIDE £550,000 FREEHOLD

Located within this sought after village is this deceptively spacious four-bedroom, three-bathroom town house with generous west facing gardens is offered for sale for the first time since 2012. Conveniently situated within this small cul-de-sac the property is beautifully presented throughout.



Accommodation comprises; generous entrance hallway with two storage cupboards, cloakroom, 21' lounge, open plan kitchen dining room with the kitchen being fully integrated and measuring 19'8, French doors to the rear leading from the dining area. On the first floor you will find a master bedroom with en-suite, family bathroom and two further bedrooms (double and a good single). On the top floor there is another good double bedroom with an en-suite bathroom and a cupboard housing the boiler.

To the front of the property there is parking for two cars and a small lawn with side access to the rear garden which is predominantly west facing and of a good size to the side and rear. Laid mainly to lawn with to patio area and flower and shrub bed borders. A large garden shed can also be found round to the side.

The village of Woodcote, which lies just off the Reading to Oxford Road, is situated in an area of 'Outstanding Natural Beauty' surrounded by the scenic countryside of the Chilterns, with extensive beech woodlands and undulating fields. The village is some 500' (160 metres) above sea level and there are glorious far-reaching views from several parts of the village.



Originally a small community based on farming and the countryside, Woodcote has grown substantially, especially during the 1960s and 1970s and is now a thriving village with a good range of local amenities including supermarket, nursery/garden centre, two public houses, modern health centre and excellent education facilities with two toddler play groups, primary and secondary schools.

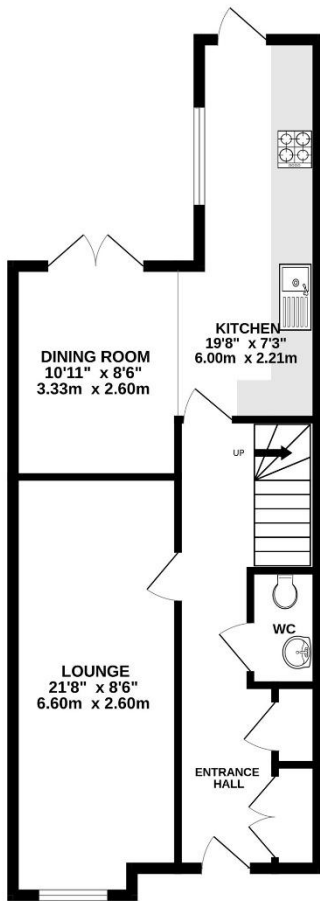


Woodcote House, an historic country mansion built in the 1730s, now forms part of the Oratory School, standing in extensive park like grounds east of the main village.

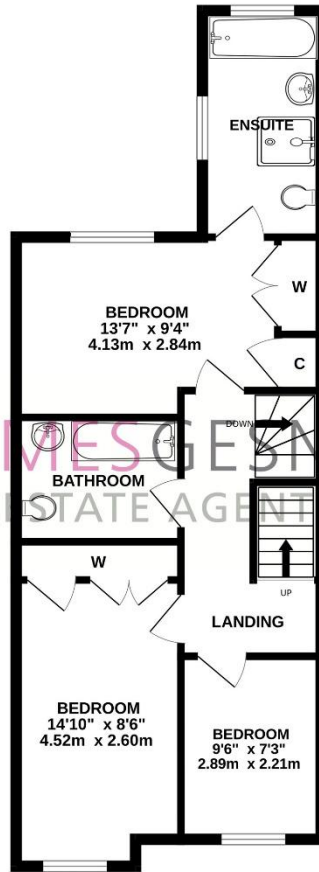
Woodcote has good road communications with easy access for Reading, Henley, Oxford and the M40 and M4 networks. For rail commuters there are mainline stations locally at Pangbourne and Goring on Thames, as well as Reading, all providing fast services up to London (Paddington).



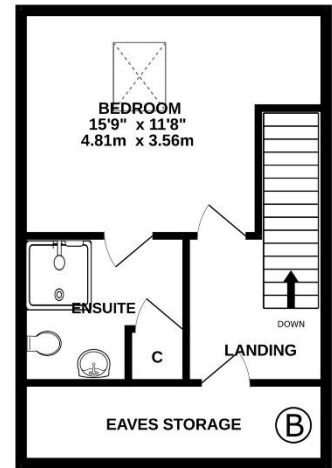
GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.2 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1516 sq.ft. (140.8 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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