



46 Bridle Path
Woodcote, Oxfordshire, RG8 0SE



JAMESGESNER
- ESTATE AGENTS -



**46 Bridle Path
Woodcote
Oxfordshire
RG8 0SE**

GUIDE £800,000 FREEHOLD

This detached chalet style bungalow has been significantly extended over the years to offer flexible living space and extensive outbuildings. Situated within this sought after road on a generous southwest facing plot measuring just under 1/3 of an acre. Offered for sale with no onward chain.



Located close to the heart of Woodcote village providing excellent access to Reading and Goring. Ground floor accommodation comprises; entrance hallway, shower room, double bedroom, open plan kitchen/breakfast room, family room, 20` x 18` living room with wood burner leading to an 18` x 15` dining room with vaulted ceiling. The first floor offers two double bedrooms with fitted wardrobes, a dressing room, family bathroom and ample eaves storage.

Outside the property you will find driveway parking to the front with gates leading to the side and rear. There is a large workshop/treble garage with light and power leading to a further single garage. From here there is a five-bar gate leading to the rear of the garden where you will find an additional shed/storage.



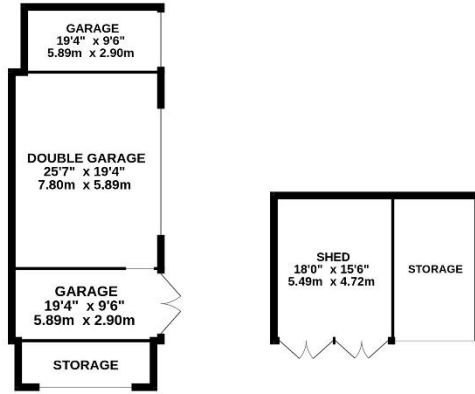
Woodcote is a South Chilterns village approximately 10 miles to the west of Henley and 3.5 miles east of Goring-on-Thames between Reading and Oxford in an 'Area of Outstanding



Natural Beauty` surrounded by the scenic countryside, extensive beech woodlands, undulating fields and numerous footpaths and bridleways. The area has good schooling in both the state (within the village) and private (on the outskirts of the village) sectors. Commuter railway services can be found at Goring and Streatley and at Reading (Paddington). The area is well placed for good eateries with plenty of public houses and restaurants immediately in the local vicinity and the surrounding areas. The village itself has a good selection of facilities, including a minimarket, post office and a pharmacy within a doctor's surgery.

Henley-on-Thames 10 miles, Goring-on-Thames 3.5 miles, Reading Station 8 miles, Oxford 19 miles (Distances are approximate).





JAMESGESNER
- ESTATE AGENTS -



GROUND FLOOR
2780 sq.ft. (256.3 sq.m.) approx.

1ST FLOOR
722 sq.ft. (67.0 sq.m.) approx.

TOTAL FLOOR AREA: 3502 sq.ft. (325.3 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.
Made with Metreplus ©2025



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents
72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk