



**Behoes Lane  
Woodcote  
Reading  
Oxfordshire  
RG8 0PP**

**£575,000  
(Freehold)**



**Detached**

**Large climate controlled  
Conservatory**

**Raised heated swimming pool**

**Four bedrooms**

**No onward chain**

## Description

A well-presented detached chalet bungalow on a generous plot located within the popular village of Woodcote.

Comprises of three bedrooms and guest bedroom, family bathroom, shower room, en-suite WC, two reception rooms, conservatory, utility room and integral garage.

The property has been tastefully developed to provide many desirable features such as a climate controlled conservatory, heated swimming pool, log burner, Jacuzzi bath and much more.

The property can be accessed via an entrance/exit gravel driveway up to front door leading into..

### Entrance Hall:

With Oak Veneer flooring, radiator, power point, solid oak doors with solid brass handles into....

### Guest Bedroom Three:

Front aspect double glazed bay window radiator, power point, Oak Veneer flooring.

### Dining room:

Front aspect double glazed window, radiator, power point.

### Bathroom:

Rear aspect frosted double glazed window, Heritage three piece suite with brass taps and shower unit, Jacuzzi bath tub and separate shower cubicle

### Utility Room:

Rolled edge work surface with sink and drainer, range of eye and base level units, space for washer and dryer. Extractor. Accessed via the conservatory. Offers access to garage.

### Kitchen:

Rear aspect double glazed window, range of eye and base level units, tiled flooring, rolled edge work surface with sink, drainer and mixer tap, integral BOSCH dishwasher and NEFF fridge/freezer, free standing oven and hob with extractor over. Access to conservatory.

### Lounge:

Rear aspect double glazed window and UPVC French doors with access into rear garden. TV and power point, radiator. Cast Iron log burner with characteristic oak mantel.

### Conservatory:

Double glazed windows and doors with access to rear patio and garden. Tiled flooring with radiator, power and TV point. Climate controlled separately from the rest of the house with recently replaced roof now offering Sun absorbent/reflective panels.

### Master bedroom:

Front and rear aspect double glazed windows, radiator, built in storage cupboards and walk in wardrobe. En-suite WC.

### Bedroom Two:

Front and rear aspect double glazed windows, radiator, power point, built in wardrobes

### Bedroom Four:

Front aspect double glazed window, built in wardrobe, radiator.

### Shower room:

Frosted rear aspect double glazed window, shower cubicle, hand basin, WC.

### Garage:

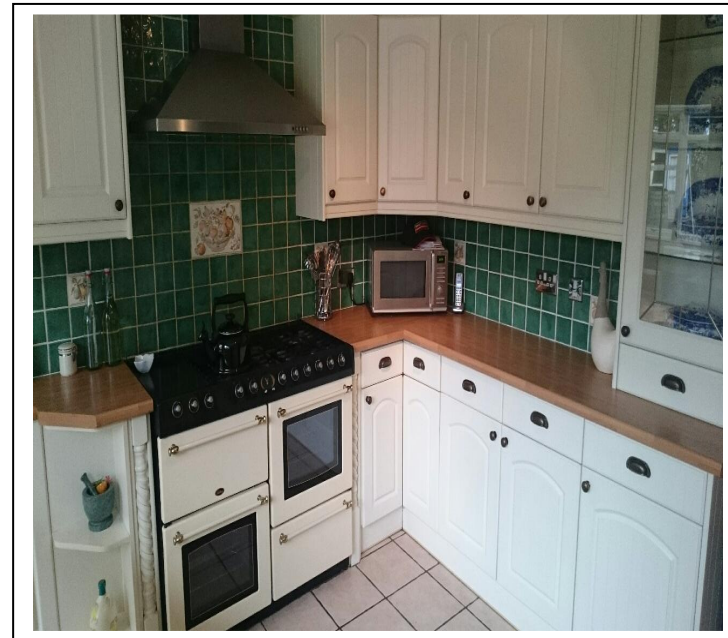
Integral and accessed via driveway and utility room. Houses the fuse board, meters and boiler.

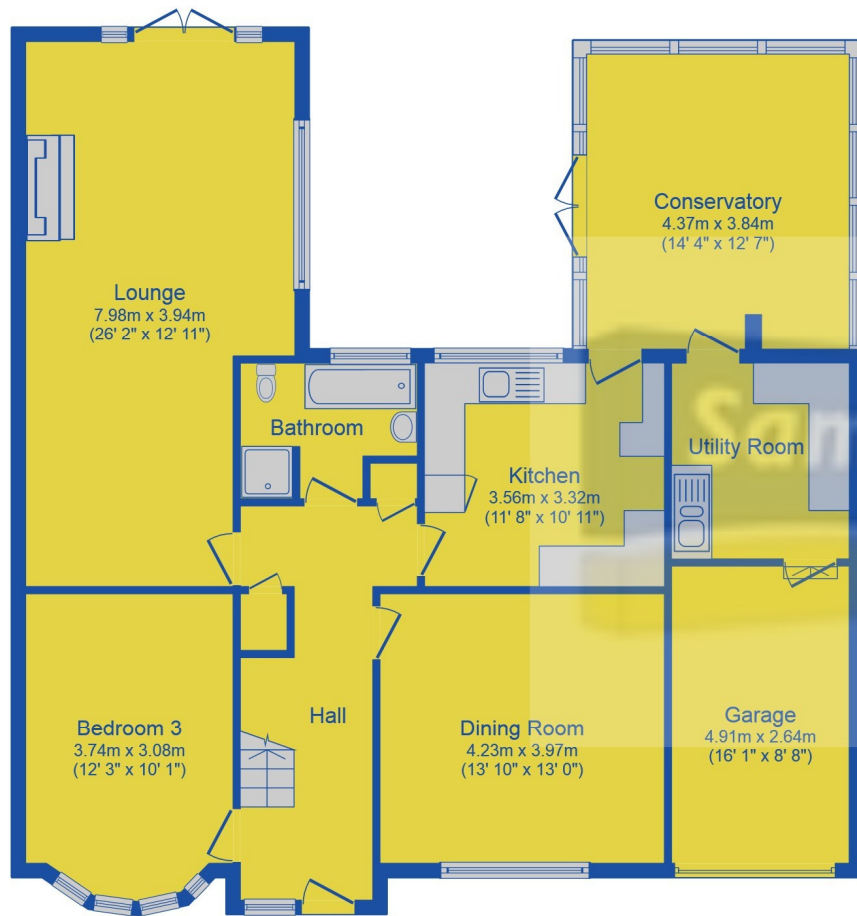
### Rear Garden:

South West facing with side access. Enclosed with a range of mixed hedging and timber fencing, the garden provides a variety of flower and shrub beds, a large patio area stepping down onto the garden lawn with summer house, garden shed, green house and raised heated 18' x 12' oval swimming pool.

Local authority: Oxfordshire County Council

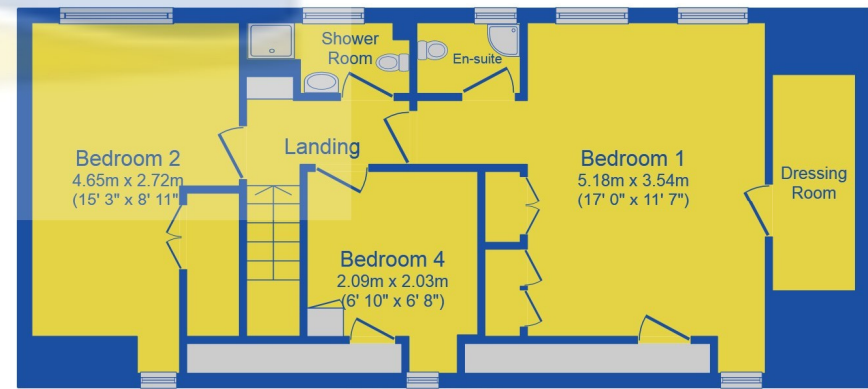






**Ground Floor**

Floor area 130.0 sq. m. (1,399 sq. ft.) approx



**First Floor**

Floor area 60.0 sq. m. (646 sq. ft.) approx

Total floor area 190.0 sq. m. (2,045 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan created for Samuel James Estate Agents.

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