

PROPERTY AGENTS

**JP**Knight



South Stoke Road, Woodcote RG8 0PL



## South Stoke Road, Woodcote

A superb, late Victorian period home ideally located in this quiet road close to the village centre, amenities and highly regarded primary and secondary schools. Accommodation is arranged over three floors benefiting a fabulous 22' kitchen/breakfast room with doors to the garden, two reception rooms both with fireplaces, separate utility and cloakroom. Over the upper floors there are four double bedrooms and a spacious bathroom. There is an enclosed garden to the front and a 75ft south, southwest facing secluded garden to the rear with a timber garden studio and storage shed.

## Tenure - Freehold

The property is double glazed throughout with gas central heating to radiators.

### Accommodation

Entrance Porch: Quarry tiled floor, glazed front door.

Entrance Hall: Stairs to landing, radiator.

Living Room: 13'10 x 12' Walk-in double-glazed bay window to the front, fireplace with an attractive decorative surround, cast iron inset and tile slips, two radiators, cupboard and shelving to one side of the chimney breast, wood style floor.

Family Room: 12'9 x 12'7 Double aspect with a sash window to the rear and side, fireplace recess with tiled hearth, wood style floor, radiator, under stair storage cupboard.

Kitchen Breakfast Room: 21'10 x 9'5 Fitted with a range of storage units and granite worktops, travertine stone floor, range cooker with extractor hood above, further appliance space, downlighters, radiator, window and bi-fold doors open to the terrace at the side.





Utility Room: 8'4 x 4'5 Range of storage cupboards, space for washing machine and tumble drier, airing cupboard housing hot water tank and gas boiler, stone floor.

Cloakroom: Fitted with a white two-piece suite, stone floor, window to the rear, fitted cupboards.

Stairs to landing: Wood floor, down lighters, linen cupboard. Stairs to the second floor with a cupboard under.

Bedroom 1: 14'9 x 11'4 (partially L shaped) Two double glazed windows to the front, feature cast iron fireplace double wardrobes, radiator.

Bedroom 2: 12'7 x 10'2 Sash window to the rear, radiator, feature cast iron fireplace, fitted wardrobe.

Bedroom 3: 10'8 x 8'10 Double glazed windows to the rear and side, radiator.

Bathroom: White three-piece suite, tiled floor, chrome radiator, double glazed window, down lighters.

Stairs to second floor: Velux window.

Bedroom 4: 11'8 x 11'7 Large Velux window to the rear, partially scaled ceilings, radiator, two eaves cupboards, downlighters.

Outside

The front garden is mainly laid to lawn, enclosed by mature hedging, picket fence and wrought iron gate with a gravel path to the front door.

Rear Gardens

A superb feature facing south southwest and extending to 75ft. There is a large paved terrace leading to an established lawn which runs the remainder of the plot interspersed with mature shrubs and plants enclosed by timber fencing, storage shed

Timber Studio: c. 13' x 9' Light and power, partially insulated with double glazing.

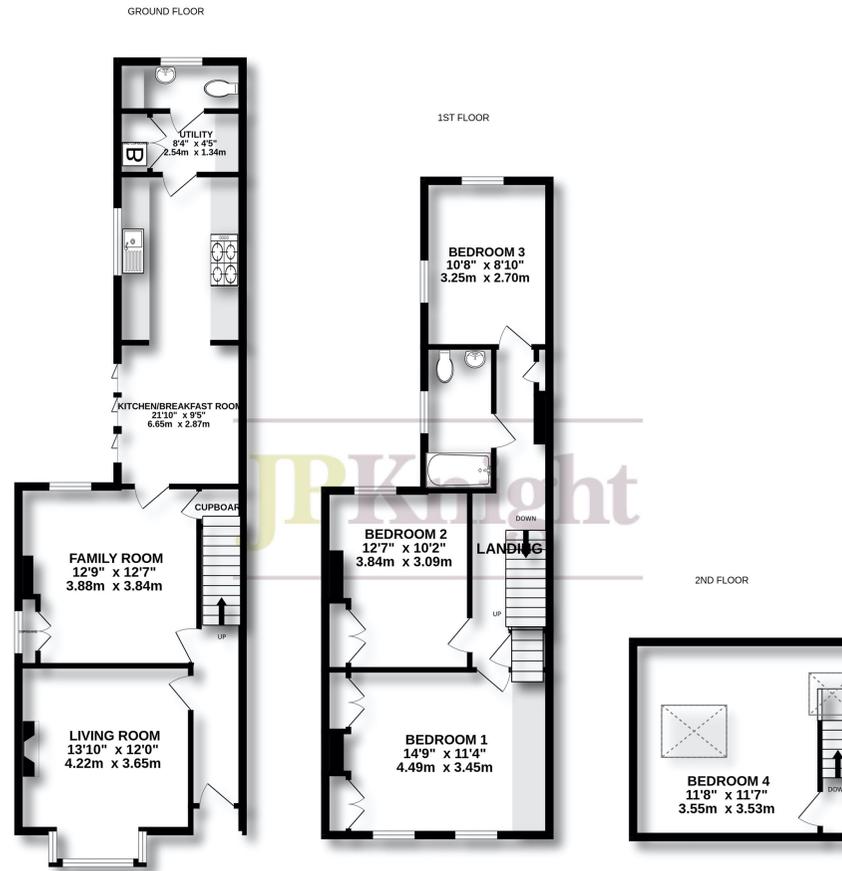


### Directions

Turn left from our offices and follow the road south out of town to the large roundabout and turn left onto the A4130, after 0.8 mile, at the roundabout, take the 2nd exit onto A4074. After 3.8 miles turn right into Red Lane, signed Woodcote. After 0.5 mile turn right at the War Memorial crossroads into South Stoke Road, the property is just past Folly Orchard Road on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		73 C
39-54	E	45 E	
21-38	F		
1-20	G		

**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: 1442 sq.ft. (134.0 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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