



Behoes Lane, Woodcote RG8 0PP



Behoes Lane, Woodcote

A well presented, individual chalet style home in a quiet non-estate setting in this sought after village. There is a gated gravel drive, garage and an established and private garden: the whole plot extends to a fifth of an acre. The flexible layout includes a 4 bedrooms and 2 bathrooms, whilst the living space includes a 26' living room with fireplace, dining room, kitchen, utility and conservatory.

Accommodation

The property has gas central heating to radiators and is double glazed.

Tenure - Freehold

Entrance Hall: Wood floor, radiator, stairs to landing with cupboard under, cupboard housing hot water tank.

Sitting Room: 26'9 x 12'10 max.

French doors to the garden and window to the side, fireplace with wood surround, tiled hearth and a log stove: two radiators.

Dining Room: 13'10 x 13'10

Wood floor, leaded light window to front, radiator.

Kitchen: 11'8 x 10'10

Window to rear, range of storage units, rolled edge worktops, white sink, recess for a range, extractor hood above, fridge freezer, dishwasher and tiled floor.

Conservatory: 14'4 x 12'8

Set on a brick plinth with French doors to the terrace, terracotta tiled floor and two radiators.





Utility Room: 8'5 x 8'2

Terracotta tiled floor, stainless steel sink, appliance space, door to garage.

Bedroom 4/Family Room: 12'2 x 10'

Leaded light bay to the front, wood floor, radiator.

Bathroom: White 4-piece suite including a bath and separate shower cubicle, tiled walls and floor, chrome radiator, window, down lighters.

Stairs to Landing:

Bedroom 1: 15'3 x 11'7

Double aspect with windows front and rear: range of cupboards, radiator.

Walk in Wardrobe: 10'6 x 3'9 - radiator, down lighters, further cupboards and wardrobes.

Walk in Wardrobe 2: 5' x 3'1 wall to wall hanging rails, radiator.

Bedroom 2: 15'3 x 8'10 Windows to front & rear, radiator, down lighters, built in wardrobes.

Bedroom 3: 9'6 x 8'8

Leaded light window in bay to the front, eaves cupboards.

Shower Room:

White 3-piece suite, tiled walls and floor, chrome radiator, window.

Outside

Front: Two sets of 5 bar gates to a gravel drive with a wall to the front and timber side fence, shrub borders.

Garage: 17x 8'7

Twin doors to front, gas boiler, door to utility room.

Rear Garden:

A superb feature it extends to 130' in width and enjoys excellent privacy. There is a large central lawn interspersed with established shrubs and plants and an extensive brick edge paved terrace with pathways leading to both ends of the garden. There is a gated side access. Range of outbuildings including greenhouse, timber workshop and summer house.



Directions

Turn left from our offices into St Martin's Street, and continue through both the Market Place and St Leonard's Square. This leads into Reading Road. Follow the road 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 0.8 mile turn right into Beech lane, after the right bend it becomes Behoes Lane, the property is on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
	70	80
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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.

