

PROPERTY AGENTS

**JP**Knight



South Stoke Road, Woodcote RG8 0PL





## South Stoke Road, Woodcote

A stunning, late Victorian period home set in a quiet road close to the village centre and its amenities. Arranged over 3 floors the property offers four double bedrooms, first floor bathroom, two reception rooms and a superb 22' kitchen/breakfast room with separate utility and cloakroom. There is an enclosed garden to the front and a 75' south, southwest facing garden to the rear with a timber studio.

### Accommodation

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

Entrance Porch: Quarry tiled floor, glazed front door.

Entrance Hall: Stairs to landing.

## Tenure: Freehold

Sitting Room: 13'10 x 12'

Walk in double glazed bay window to the front, fireplace with an attractive decorative surround with 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 further window out to the side, fireplace recess, wood style floor, radiator, under stair storage cupboard.

Kitchen Breakfast Room: 21'10 x 9'5

The kitchen is attractively fitted with a range of storage units, granite worktops, partial tiling, travertine stone floor, recess for a range with extractor hood above, further appliance space, down lighters, radiator, window and separate bi-fold doors open out to the terrace at the side.







Utility Room: 8'4 x 4'5

Range of cupboards, space for washing machine and tumble drier, airing cupboard housing hot water tank and gas boiler, stone floor.

Cloakroom: Fitted with a white 2-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 out to the front, feature cast iron fireplace with wardrobes flanking the chimney breast, additional large wardrobe. Radiator.

Bedroom 2: 12'7 x 10'2

Sash window to the rear, radiator, feature cast iron fireplace; wardrobe.

Bedroom 3: 10'8 x 8'10

Double glazed windows to the rear and side: radiator.

Bathroom: White 3-piece suite including a panel bath with mixer tap and shower attachment, shower screen, tiled floor, chrome radiator, double glazed window and 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, down lighters.

Outside

Enclosed front garden laid to lawn, enclosed by mature hedging and picket fencing with a gated path to the front door.

Rear Gardens

A superb feature which extends to 75' and facing south southwest. There is a large paved terrace with uplighting to the rear and side of the house this leads out to an area of lawn which runs the remainder of the plot interspersed with mature shrubs and plants enclosed by timber fencing.

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



### Directions

Turn right from our offices into St Marys Street, Follow the road to the large roundabout and turn left onto the A4130, after 0.8 mile, at the roundabout, take the 2<sup>nd</sup> 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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 APPROX. FLOOR AREA 1329 SQ.FT. (123.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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