



Greenmore,
Long Toll, Woodcote, Oxfordshire RG8 ORR

HAMPTONS
INTERNATIONAL

Beyond your expectations



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Summary of accommodation

Entrance Hall | Drawing Room | Sitting Room | Kitchen | Dining/Family Room | Utility Room
Master Bedroom Suite | Three Further Bedrooms | Family Bathroom
Landscaped South Facing Gardens | Off Street Parking



Description

This beautifully presented Georgian family home was at one time the Toll House and was later extended by the Victorians and used as the gardener's cottage serving the Mapledurham Estate. Today it stands as a warm and inviting family home that has been thoughtfully refurbished throughout as well as extended. Making the most of its classic Georgian features, there are two formal reception rooms either side of the entrance hall that offer high ceilings, large sash windows providing double aspect views to the front and gardens. As well, both reception rooms feature open fireplaces. Continuing along the entrance hall, there is a utility room and cloakroom to the left and the kitchen on the right. It is here that the current owners have sympathetically brought this house into the 21st century with a stylish, bespoke kitchen with slate floor and under floor heating, fitted units beneath granite work surfaces that is open plan to the vaulted, green oak dining and family area. This is without doubt the heart of this house and with its southerly aspect, means it is flooded by light, helped by the large windows and glazed doors that lead on to a raised decked area.

Four bedrooms on the first floor include the Master Bedroom with en-suite shower room and double aspect views, and similarly, the guest room but without an en-suite, both of which are located in the Georgian part of the house. The two remaining bedrooms are located at the rear in the Victorian section and a family bathroom serves the three bedrooms.

Outside

The southerly gardens have been beautifully landscaped by the current owners and lie largely to the side of the property. There is direct access from the kitchen and dining area onto a raised deck that runs the entire length of the new extension. The gardens have been planted with attractive flower beds and there is a good expanse of newly laid lawn. From the garden there are steps down to a newly created parking area where an electric sliding solid gate has been installed.

Situation

The property is set in an Area of Outstanding Natural Beauty on the edge of Goring Heath where there are many walks and bridle paths to hand. Nearby Woodcote has a local shop and post office, however wider shopping and leisure facilities can be found at either Pangbourne, Henley on Thames or Reading. Those wishing to commute to London will find train services from Reading to Paddington approx. 25mins, (Crossrail expected 2019) or there are services from nearby Goring and Pangbourne. Motorway access for the M4 is at Junction 12, approx. 7 miles. The Oratory, Moultsford Prep, Cranford House for Girls, Bradfield and Pangbourne College are at hand.

A Beautifully Presented Georgian Family Home, Set In A Rural Position On The Edge Of Goring Heath In A Southerly Position



Directions

Leave Henley passing the Town Hall and via Gravel Hill. Pass Badgemore Golf Club and continue through Greys Green. At the T junction at Bolts Cross turn left. Proceed over Peppard Common and go down the hill and take the next turning on the right signposted to Gallowstree Common. Proceed over the crossroads and continue to the T junction with the A4074. After one mile turn left toward Goring on the B4009. Continue for one mile and at the staggered junction turn right into Long Toll. Continue for approximately one mile and Greenmore will be found on the left hand side.

Tenure:

Freehold

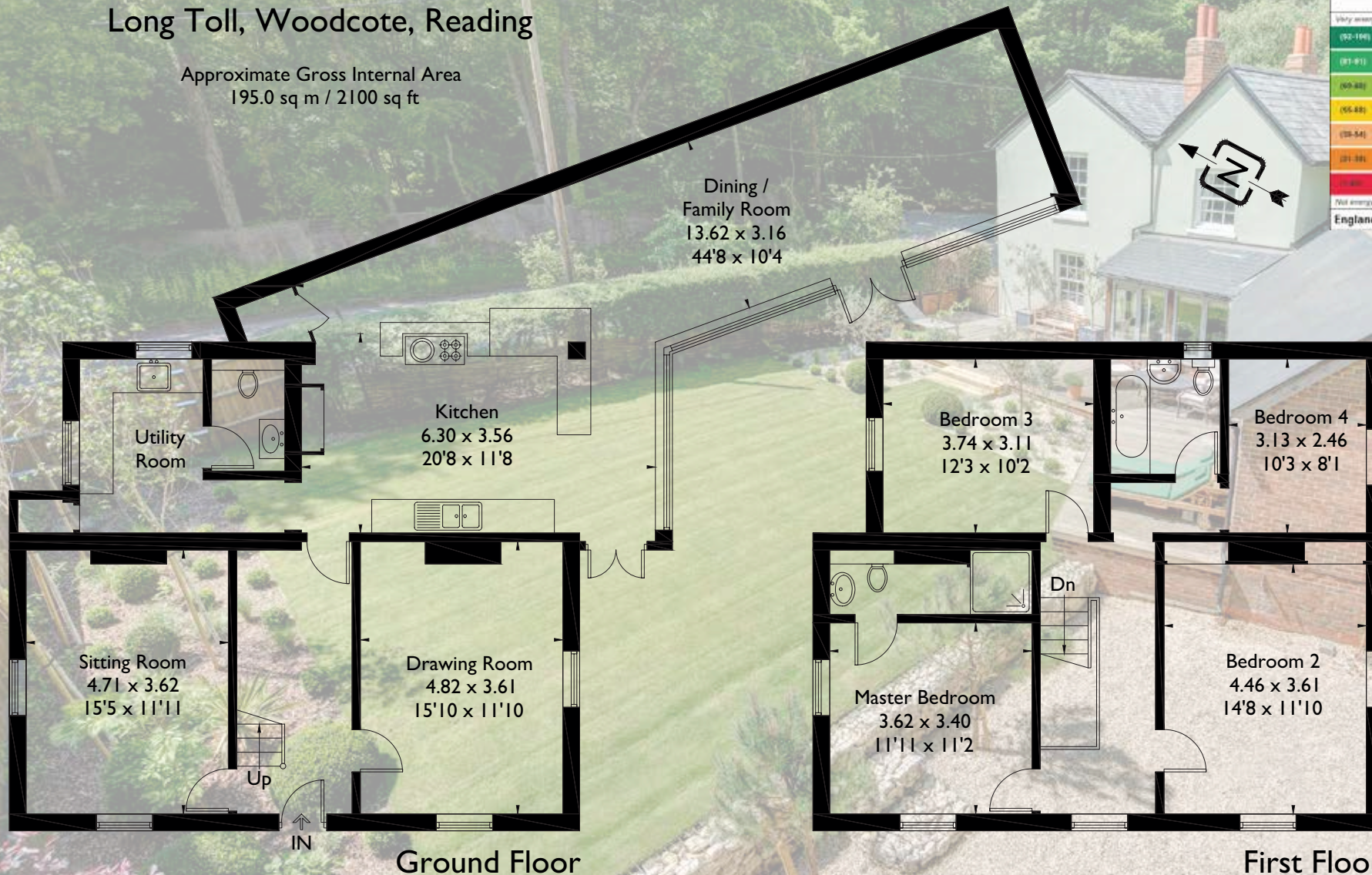
Local Authority:

South Oxfordshire District Council. Tel: 01491 823000



Long Toll, Woodcote, Reading

Approximate Gross Internal Area
195.0 sq m / 2100 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(45-54)	E		40
(31-44)	F		
(13-30)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Energy	EU Energy

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FOR CLARIFICATION, We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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