



## 9 Oakdene

, Woodcote, RG8 0RQ

**Guide price £800,000**



An extremely well-presented, modern, spacious detached bungalow set in approximately a quarter of an acre. Tucked away in a quiet cul de sac, this light and spacious bungalow is in an ideal location, with easy access to local amenities such as sought after Primary and Secondary schools & mainline station to Reading, Oxford and London Paddington only a short drive away in nearby Goring on Thames.



## Description

A reception hall with cloakroom leads to the large open plan high specification kitchen / dining room (with utility room) which flows to the Lounge, study and separate family room with bi folding doors to the patio terrace and rear garden.

To the east of the property is the  
 Master suite 4.64m x 3.46m (15'3" x 11'4") with en suite bathroom  
 Second bedroom 3.64m x 3.36m (11'11" x 11'0")  
 Third bedroom 3.28m x 2.82m (10'9" x 9'3")  
 Fourth bedroom 2.68m x 3.36m (8'10" x 11'0")  
 Family bathroom with shower over bath, WC and basin

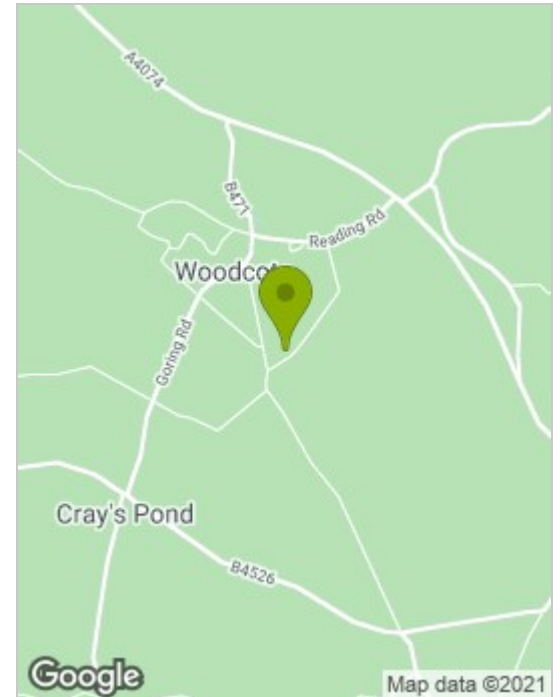
Outside offers a large west facing garden with patio terrace, ideal for al-fresco dining and entertaining  
 within the garden are 2 large summerhouses with power which would be easily converted to a gym / studio / office

To the front of the property is the large driveway with double garage and space for several vehicles

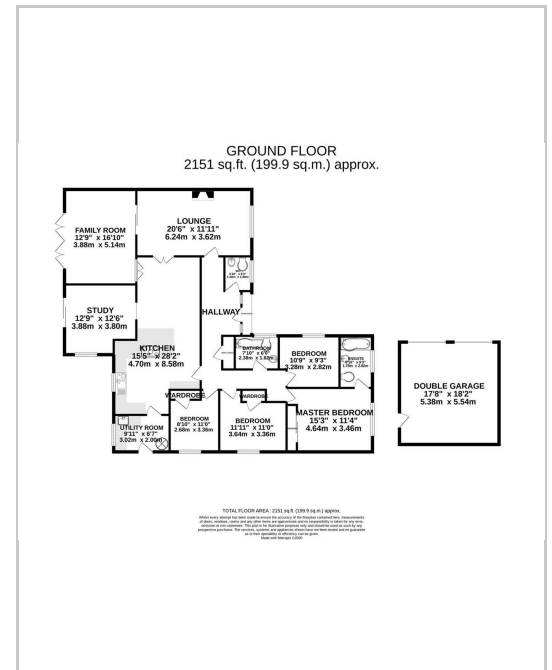
Woodcote is a vibrant village with sought after primary and secondary school, local amenities include a small garden centre, village shop as well as Co-Op, fish and chip shop, barber and local parks & playgrounds.

Woodcote is located within easy access to the M4 and towns such as Reading and Oxford are easily accessible either by car or the local X39/X40 Thames Travel bus service. Mainline stations can be found at neighbouring villages Goring on Thames or Pangbourne.

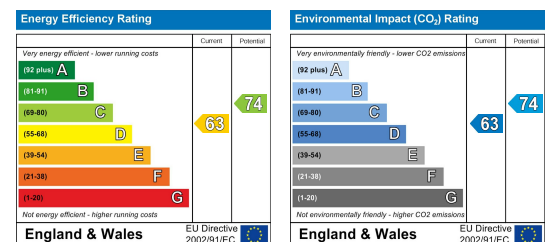
## Area Map



## Floor Plans



## Energy Efficiency Graph



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