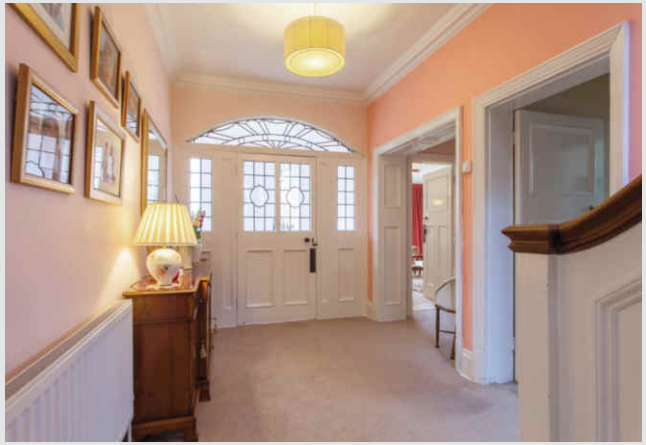
davis tate
COUNTRY & RIVERSIDE

The Elms, Elvendon Road, Goring-on-Thames, RG8 0DT

A spacious and elegant Edwardian village house with landscaped gardens



Description

The Elms is a traditional Edwardian house built in 1905 with over 3000 sq ft of accommodation. Set in a sought-after road on the edge of Goring village, the property has fine period features such as high ceilings up to 9.5 feet high, original servants' bells, spacious reception rooms and large windows which let in plenty of light. EPC Rating E.

Accommodation

A path leads up to the panelled front door with porthole window and into a useful storm porch with ornate leaded light glazing and space for coats and boots. There is a generous reception hall, cloakroom and three reception rooms. The elegant drawing room has panelled walls, picture rails, a period open fireplace with tiled surround and large paned French windows to the terrace and garden. There is a dining room with views over the garden and a separate sitting room with corner window. The kitchen is at the back of the house and has a larder lobby, a range of wall and floor cabinets, range cooker, dishwasher and large window overlooking the garden. The utility room leads to a boot room with back door to garden and a gardener's wc.

Upstairs, the elegant staircase leads to a spacious landing off which are 6 bedrooms. The master bedroom has an en-suite bathroom, and there is a further family bathroom.

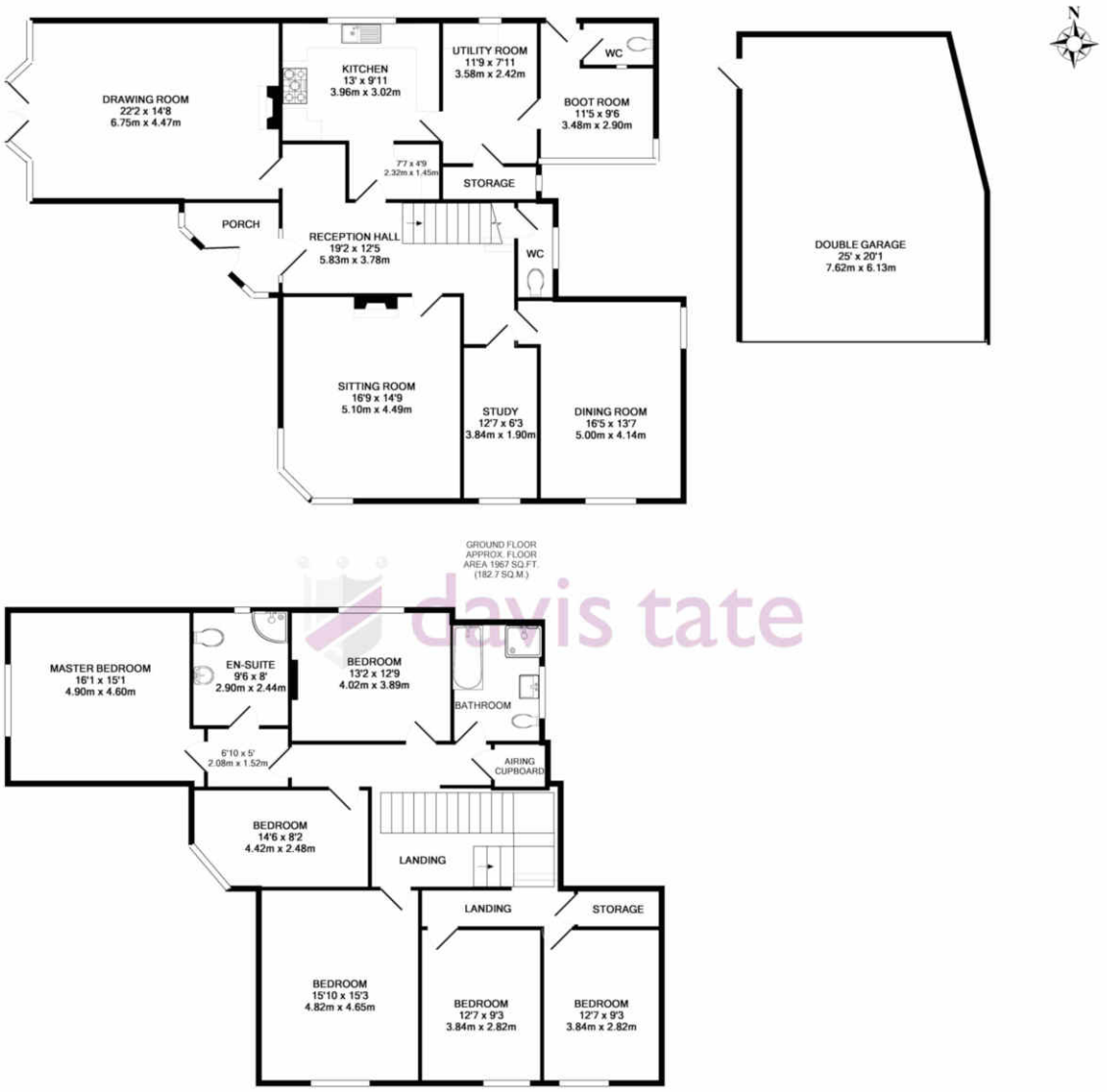
Outside

There is a spacious gravel driveway with parking for several cars which leads to the double garage which has an inspection pit. A pedestrian gate leads to a path between stately yew hedges and to the front door. The garden surrounds the property and has been professionally landscaped. There is a small pond, a rockery, an orchard with apple and pear trees, terraced borders filled with perennial plants and a large stone paved terrace across the whole of the back of the house which is perfect for summer entertaining. A path leads around the garden and encloses an area of lawn. Mature trees including sycamore, lime and willow line the boundaries and the whole measures 0.524 acres.

Location

Goring is a sought after village conveniently located for commuting to London (56 minutes) and Reading (15 minutes) by train from Goring station. Reading Station has a fast service to London, Paddington (from 29 mins) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2019. The spectacular scenery in and around the Goring Gap is the setting for such classic books as Wind in the Willows, Watership Down and Three Men in a Boat. Views of Goring Lock, the weirs and the rural landscape, especially as seen from the bridge, are some of the most photographed and painted scenes in England. Goring has a good selection of local shops including a smart new grocer, a baker and butcher as well as a doctor and dentist.

There is a thriving local community with a wide range of clubs, societies and special interest groups - latest news and events are on the village website at www.goring-on-thames.co.uk.



TOTAL APPROX. FLOOR AREA 3337 SQ.FT. (310.0 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only

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Services

All mains connected. Gas fired central heating.

Local Authority

South Oxfordshire District Council, www.southoxon.gov.uk.

Directions

From the centre of Goring, cross over the railway bridge and take the left turn onto the B4009 signposted to Wallingford. After about a mile take the right turn into Elvendon Road. Continue, passing Icknield Road on the left, and the entrance to The Elms will be found after a short distance on the left. Post code: RG8 0DT.

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Branch Manager

James Elliott, Local Director for the local office for this property. "You'll find our office in the centre of Goring. My team and I will be delighted to help you and we look forward to speaking to you soon."

Contact James on 01491 873456 or email james.elliott@davistate.com

Country & Riverside

Vanessa Townsend manages Davis Tate Country & Riverside. "The Elms is a fine Edwardian house in a very convenient location. If you'd like more information, please just give me a call."

Contact Vanessa on 01491 313 106 or email vanessa.townsend@davistate.com

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BUYER INFORMATION: In accordance with HMRC Anti Money Laundering Regulations a buyer(s) must attend our office to provide Photo Identification and Proof of Address (valid in last 3 months) once a sale is agreed.