

MALLORY HOUSE

SHIRVELLS HILL • GORING HEATH • OXFORDSHIRE



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OXFORDSHIRE • RG8 7SP

***Mallory House is an elegant,
family country residence of Georgian origin,
which has been redesigned and renovated
to an exacting standard in recent years.***

Entrance hall • Drawing room • Kitchen • Orangery
Study • Family room • Games room • Music gallery
Utility room • Cloakroom • Boot room

Master bedroom suite with two dressing rooms and two bathrooms

Two further double bedrooms with en suite bathrooms

Two double bedrooms • Family bathroom

Garaging and workshop • Plant room
Gardens and paddock

In all approximately 1.92 acres

Goring 3 miles (London Paddington within the hour)

Pangbourne 3.5 miles • Wallingford 7 miles

Reading 8 miles (London Paddington 27 mins)

Henley 10 miles • Oxford 19 miles

(All distances are approximate)

Services

Mains water, electricity and drainage. Gas central heating.

Local Authority

South Oxfordshire District Council Tel: 01491 823 000.

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Mallory House

Many original features have been retained including sash windows, high ceilings and the light and airy proportions that were common to a house of that period.

The hallway is a charming entrance to the house with a limestone floor and leads to the principal reception rooms. A bespoke staircase extends to the accommodation on the first floor.

The elegant and spacious drawing room features a "wood burning stove", marble fire place, Bi-fold doors leading onto the loggia and terrace at the back of the house and a further set of French doors to the side with a pretty patio area to capture the sun as it moves round the property.

The hallway also leads through to the orangery which is the main dining area and this opens onto the kitchen, with limed oak flooring, a hand built bespoke kitchen with integrated Gaggenau and Miele appliances and also an electric Aga. There is a slate-shelved air-conditioned pantry and a butler's pantry. The arrangement of the orangery and kitchen blend into a perfect open space for cooking, dining and entertaining.

All the principal rooms have under-floor heating with a Sonos sound system. There is also a Panasonic phone system. So the house is conveniently equipped to take advantage of modern technology and multimedia. A luxurious study caters for anyone wishing to work from home.

On the first floor the master bedroom suite is light and airy, designed with living space to the one end, to take advantage of the magnificent views over the garden, paddock and beyond to the Berkshire Downs. On each side is a dressing room, one with a wet room and the other with a bathroom. There are two further double bedrooms with en-suite bathrooms.

A further family room is reached from the kitchen and beyond this is a big utility room complete with half shower, ideal for bathing pets or rinsing off muddy boots.

The coach house is newly renovated providing flexible accommodation and forms an extension to the main house. Comprising two double bedrooms, family shower room, games room, living area and an impressive music gallery which runs along the length of the building via a bespoke, contemporary oak and glass staircase. This building could be used independently from the main house if required.

Gardens and Grounds

Set in an idyllic location with views over the Berkshire Downs, the house is approached through a security gated entrance, over a gravel driveway where there is parking for several cars. The garden surrounds the house and is mainly laid to lawn with mature trees and hedging providing an excellent degree of privacy. A York stone terrace runs along the back of the house, with an attractive loggia off the drawing room looking over the garden. Beyond this is a beautiful pond which leads down to the paddock situated at the bottom of the garden. There is another terrace leading off the games room which also has views over the garden. To the north-easterly side of the house is an area of level lawn, with new fencing on the boundaries.

Situation



The pretty market towns of Henley-on-Thames, Wallingford and Goring are close at hand with an excellent range of shops, schools and recreational facilities. The larger centres of Reading and Oxford are also easily accessible for more comprehensive amenities.



Schools in the area include: Preparatory Schools: Moulsoford, Cranford House, Elstree School and St Andrews. Senior Schools: Radley College, Abingdon School, Bradfield, Queen Anne's Caversham, Pangbourne College, The Oratory in Woodcote.



Mallory House is surrounded by open countryside which provides an abundance of pretty walks and horse riding. The property enjoys far reaching views over open fields and woodland.



Reading is the closest large town with a train station serving London, Paddington in about 27 minutes and the added draw of Cross Rail due in 2019.

Mallory House, Shirvell's Hill, Goring Heath, Reading
Main House internal area 5,552 sq ft (515 sq m)
Garage internal area 485 sq ft (45 sq m)
Boiler Room internal area 99 sq ft (9 sq m)
Total internal area 6,136 sq ft (569 sq m)



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The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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