



SOUTHVIEW HOUSE

FARM ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour) - 4 mins walk
♦ Reading (London, Paddington 27 minutes) - 10 miles ♦
M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles
♦ Oxford - 19 miles ♦ Wallingford - 5 miles
(Distances and times approximate)

Quietly situated in the heart of this quintessential English riverside village, just a few minutes' walk to the River Thames, shops, restaurants, and mainline railway station, this stunning property enjoys a most relaxing ambience and outlook, with far-reaching views across the village towards the National Trust hillsides and woodland above Streatley-on-Thames on the opposing side of the River Thames, occupying a simply delightful and private setting, in attractive mature gardens and grounds, within an overall plot of approximately 0.26 of an acre.

Believed to have been built in 1939, Southview House is a stunning period home, which blends seamlessly more modern and contemporary notes throughout, affording stylish and high-quality fixtures & fittings, integral to the spacious and elegant accommodation, which extends to approximately 2,303 sq. ft, yielding great light and proportions, with an inspired and tasteful orientation, including 4/5 bedrooms, 1 being a suite, 3 bathrooms, and 3/4 reception rooms.

An impressive home, with modern open plan living meeting traditional period flare, the property enjoys a peaceful situation in the most beautiful gardens, providing for an exquisite family home.

- ♦ An Exquisite 1930's Family Residence Extending To Approximately 2,303 Sq Ft Of Striking Architectural Design With Stunning Gardens of Approximately 0.26 Of An Acre
- ♦ Utility Room
- ♦ Sitting / Dining Room With Bay Window
- ♦ Garden Room
- ♦ Study
- ♦ Integral Garage
- ♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Part-Galleried Landing
- ♦ Master Bedroom Suite With En-Suite Bathroom & Roll Top Bath
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom
- ♦ Spacious Gravelled Driveway With Mature Wrap Around Gardens
- ♦ Period Covered Entrance Porch
- ♦ Reception Hall
- ♦ Cloakroom / Shower Room
- ♦ Kitchen / Breakfast Room With French Doors To Gardens
- ♦ In All Extending To Approximately 2,303 Sq Ft
- ♦ Mature Landscaped Gardens & Grounds Of Approximately 0.26 Of An Acre



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands opposite above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School, but also Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House,

Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically, Goring-on-Thames traces back to Saxon times.

Streatley-on-Thames, on the Berkshire side of the river, is another picturesque village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is The Swan at Streatley, a luxury 4 star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.



PROPERTY DESCRIPTION

Believed to have been built in 1939, being most reminiscent of late Edwardian architecture, Southview House is a most delightful yet impressive residence, which is privately situated close to the centre of the beautiful riverside village of Goring-on-Thames, just a short walk to the village primary school, River Thames, village shops and restaurants, and mainline railway station, which provides direct access to London in under the hour.

Having red brick elevations with pebble dashing to the upper floor under a pitched tile roof and with rounded bays at the front in the principal reception room and master bedroom above, externally the property displays proudly its architectural roots, whilst in more recent years, it has been sympathetically

extended and extensively refurbished and modernised throughout, successfully blending in the old and new elements, whilst retaining period ambience with a modern air. This has created a most stunningly characterful yet contemporary home which extends to approximately 2,303 sq ft, which affords an inspired offering of both traditional living, with that of a rather more open plan note, providing 4/5 bedrooms, 1 being a suite, and 1 to the ground floor if required, with a shower room adjacent and a private inner hall, 3 bathrooms, 3/4 reception rooms, and an integral garage, encapsulating its stunning mature gardens and grounds and private surroundings.

A simply wonderful opportunity afforded, and quite rare indeed to the open market, early viewing of Southview House is highly recommended.







OUTSIDE

Quietly tucked away in the heart of this quintessential English village, Southview House is situated at the top of Farm Road, which lies opposite the High Street, occupying an elevated position, with far-reaching views across the village towards the National Trust wooded hillsides above Streatley-on-Thames.

Wrought iron gates with brick pillars flanked by low lying brick walling across the frontage open onto a spacious gravelled driveway, with an extensive lawned front garden off to one side and the integral garage off to the other. The front garden is well planted with shaped beds and borders containing a variety of interesting plants and shrubs together with a number of specimen trees, and across the front of the house there is a wide flagged terrace which enjoys a sheltered sunny aspect and leads up to the covered front porch.

Dual timber pedestrian gates on both sides of the house itself open through, with pathways leading to the main rear gardens. The western approach is most spacious, with a store area and youthful vegetable garden. Laid mainly to lawn, a pebbled terrace runs across the rear of the house, approached from the kitchen / breakfast room and the utility room, perfect for 'Al Fresco' dining, and providing a most peaceful environment from which to admire the beautiful gardens. The lawned gardens are interspersed with a wealth of mature planting of a great many interesting species of differing sizes, colours, and textures, which form different areas to enjoy and explore. The back garden is South facing however the whole house, both inside and out, is afforded sun throughout the day due to its exceptionally, well-appointed aspect.

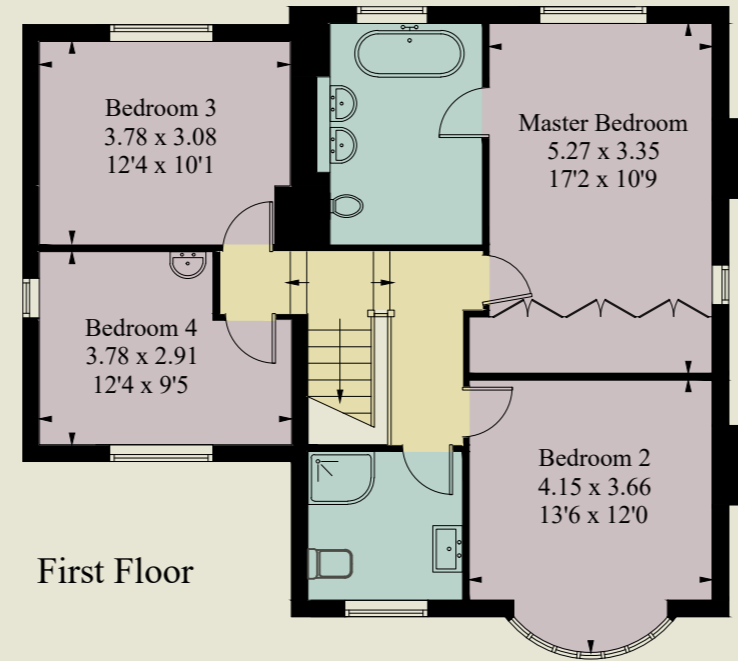
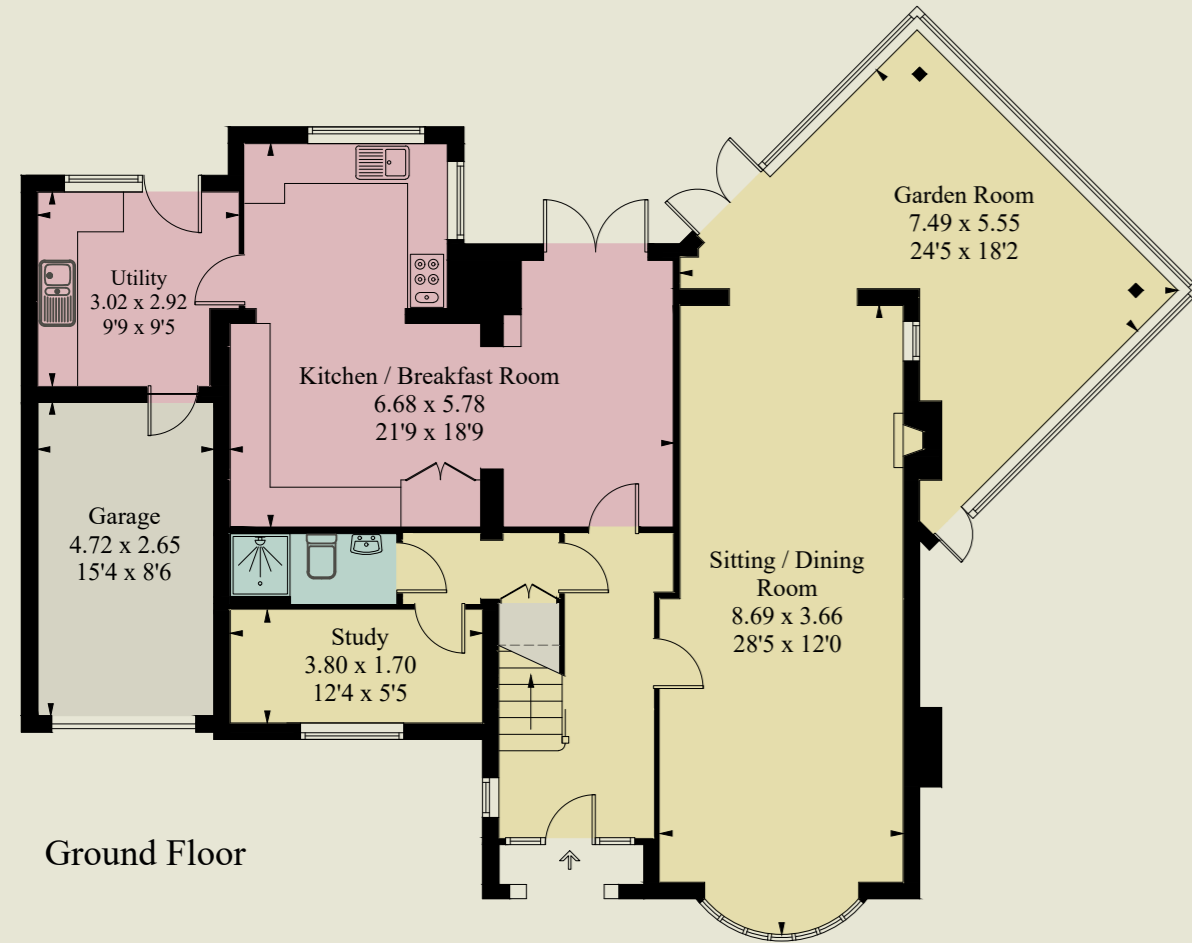
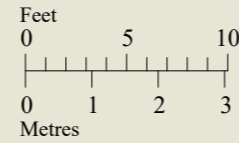
Simply stunning, and beautifully mature and well cared for, the gardens themselves are only enhanced by the peaceful and sheltered setting, and the attractive period attributes of Southview House, and in all, extend to approximately 0.26 of an acre.





Southview House, Farm Road, Goring-on-Thames, RG8 0AA

Approximate IPMS2 Gross Internal Floor Area = 214 sq m / 2303 sq ft (including Garage)



CREATESPACE DESIGN ref 156

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired central heating.

Energy Performance Rating: C / 69

Postcode: RG8 0AA

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames bear right and continue up to the top of the High Street. At the Railway Bridge junction continue straight across to Farm Road, and Southview House will be found tucked away at the top of the road.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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