



14 HOLMLEA ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
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Goring Railway Station (London Paddington within the hour)

5 minute walk ♦ Streatley High Street / River 0.25 miles ♦

Reading 10 miles (London Paddington 27 minutes) ♦ M4 (Junction

12) 10 miles ♦ Henley on Thames 13 miles ♦ Newbury 14 miles

♦ Oxford 17 miles (Distances and times approximate)

In the favoured central part of this desirable 'Award Winning' Thameside village within easy reach of shops, schools, mainline station and scenic riverside walks, a detached 3 bedroom house set in attractive mature gardens and grounds with private driveway, affording potential for modernisation and enlargement subject to relevant permissions.

♦ Prize winning village on the River Thames situated between Oxford and Reading in 'A.O.N.B.'

♦ First Class State and Private schools in local area

♦ Convenient location in popular tree fringed road within easy level walking distance of the central High Street and Station

♦ Entrance Hall

♦ Cloakroom

♦ Kitchen

♦ Study with french doors

♦ Sitting Room with fireplace and french doors

♦ Dining Room

♦ Main bedroom with Ensuite

♦ 2 Further Double Bedroom

♦ Shower Room



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands as the River flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the River, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

There is a highly rated Primary school and in the local area are a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties many Listed being of significant architectural and historical interest.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty 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 luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

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

Holmlea Road is situated in a highly regarded residential part of the village close to the central 'Conservation Area' within level walking distance of the High Street shops and amenities, mainline station and scenic riverside walks. The road is arranged in a crescent shape and comprises detached houses of differing architectural design and size many having been successfully extended and altered, and all complimented by their mature surroundings with established trees and hedged gardens and frontages.

PROPERTY DESCRIPTION

Dating from approximately 1962, 14 Holmlea Road has red brick elevations under a pitched and hipped tile roof. The detached house affords well proportioned 3 bedroom accommodation with the potential for modernisation and enlargement subject to relevant permissions. The internal layout is versatile, with a "horseshoe" shaped living/dining room, kitchen, separate study with doors to the garden and a cloakroom. Upstairs are three double bedrooms, one with ensuite facilities plus a separate shower.

OUTSIDE

There is hedging running along the frontage and then the paviour driveway leading down to the property. The attractive and mature gardens wrap themselves around the front and there is a pretty border to the left featuring a beautiful silver birch. The main garden to the rear enjoys a south west aspect, mainly lawned interspersed with mature hedging, shrubs and spring bulbs. A patio terrace leading off the rear of the house provides the ideal spot for outside dining and entertaining, and off to one side are 2 useful storage sheds.

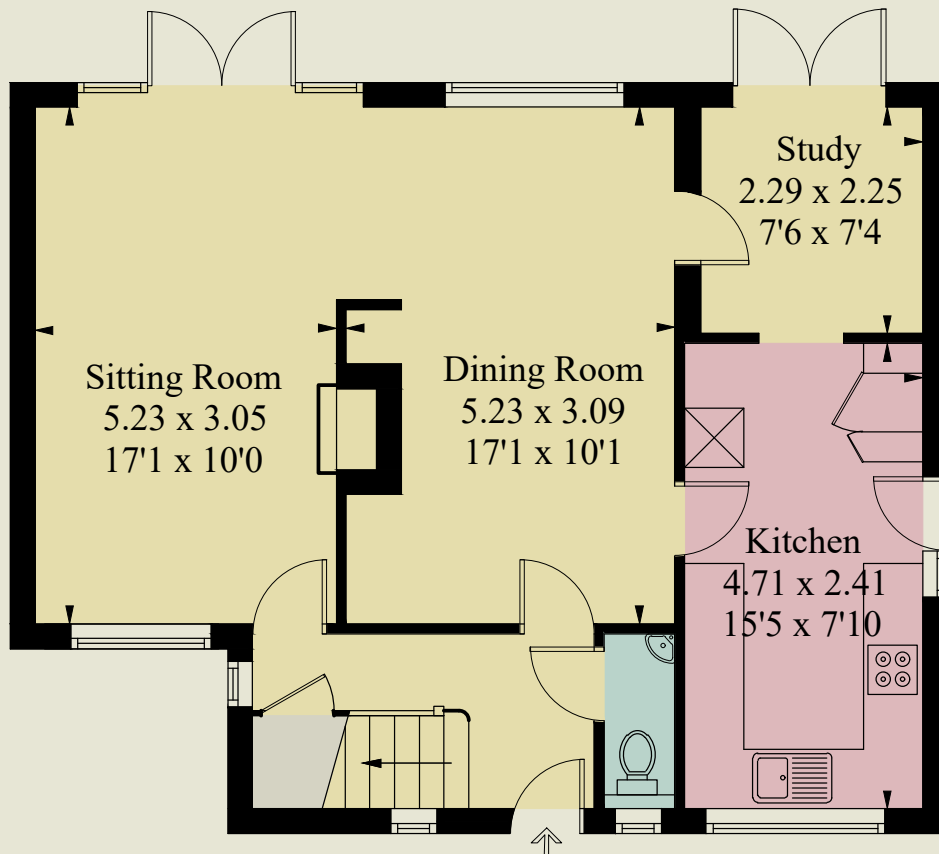
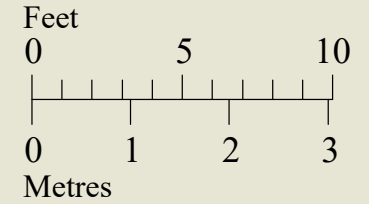


14 Holmlea Road, Goring-on-Thames, Oxfordshire, RG8 9EX

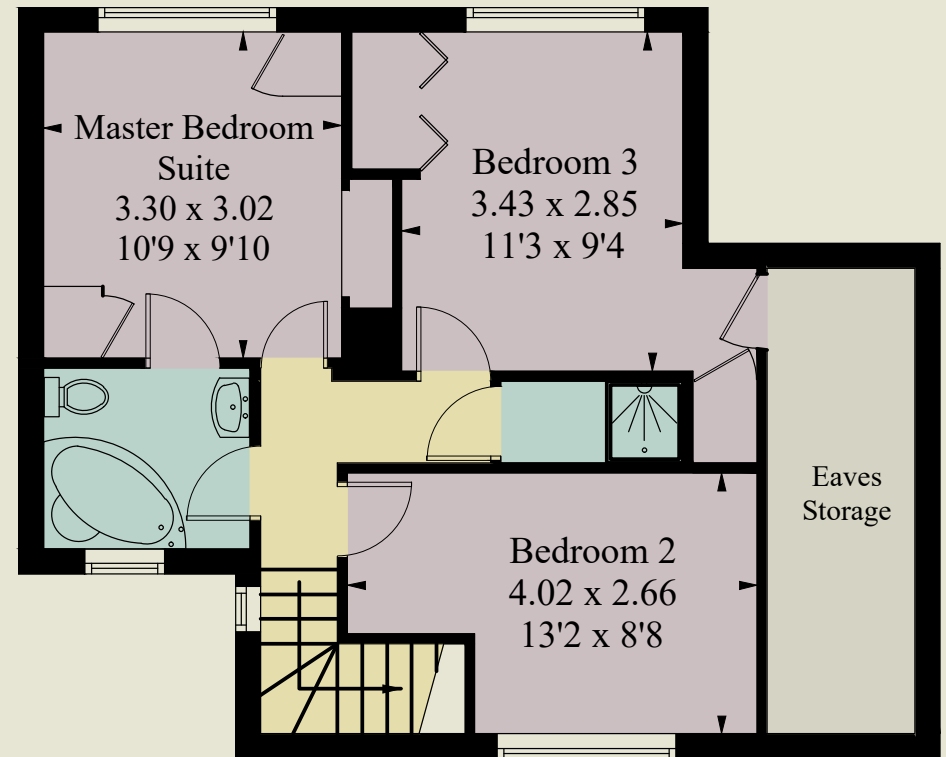
Approximate Gross Internal Area = 105 sq m / 1130 sq ft

Limited Use Area = 7 sq m / 75 sq ft

Total = 112 sq m / 1205 sq ft



Ground Floor



First Floor



GENERAL INFORMATION

Services: All main services are connected. Gas central heating and hot water.

Council Tax: F

Energy Performance Rating: 68 D

Postcode: RG8 9EX

Local Authority:

South Oxfordshire District Council

Telephone: 01491 823000

West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.



DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street. Turn left again opposite the Miller of Mansfield into Manor Road. On reaching the corner by the John Barleycorn Public House continue round to the left into Station Road. After passing the Catherine Wheel Public House turn next right into Croft Road and in a further 150 yards left into Holmlea Road. Follow the road towards the first right hand bend and 14 will be found about half way down on the right hand side.

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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