



1 ABBOTTSFIELD

GORING HEATH ♦ OXFORDSHIRE

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Goring-on-Thames - 3 miles ♦ Pangbourne-on-Thames - 3 miles ♦ Wallingford - 8 miles ♦ Reading - 7 miles ♦ Newbury - 22 miles ♦ Oxford - 20 miles ♦ M4 at J12 (Theale) - 7 miles ♦ London - Within the hour (Distances and times approximate)

Situated in a private position on the edge of the Chilterns in an area of 'Outstanding Natural Beauty' just a few miles from Goring-on-Thames and within easy reach of Reading and Henley-on-Thames, the M4 and trains for London Paddington within the hour. This late 19th Century Victorian property set in beautiful gardens, lawns and woodland of around 2 acres with access from the garden to walking trails and footpaths, ideal for country lovers, dog owners, deer lovers, nature enthusiasts and walkers, offers a great opportunity for further enhancement.

A most impressive late Victorian semi detached property rarely on the market, offering potential for further renovation and enlarging, subject to relevant planning permission (N/B architectural drawings for improvements/extensions were prepared in late in 2022 and are available for inspection). Providing accommodation of 2647 sq ft and with many original features, the property overlooks the impressive gardens to the front and rear, providing a wonderful rural setting.

- ♦ Quintessential English Countryside Location Within Close Driving Distance Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Potential For Further Renovation and Extending, Subject to Planning Permission
- ♦ Attractive Victorian Architectural Features including High Ceilings, Gabled Roof, Victorian Grotto, Fountain, and Fish Pond
- ♦ Outside Porch
- ♦ Inner Porch
- ♦ Hallway
- ♦ Kitchen/Breakfast Room with Cupboard and Boiler Room
- ♦ Cloakroom
- ♦ Dining Room
- ♦ Sitting Room
- ♦ Family Room
- ♦ Landing to First Floor
- ♦ Main Bedroom with Ensuite
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom
- ♦ Second Floor To Bedroom 5 with Eaves Storage
- ♦ Basement, accessed Externally
- ♦ Detached Double Garage
- ♦ Summer House
- ♦ Beautiful Park and Woodland Gardens & Grounds of Approximately 2 Acres
- ♦ Driveway Parking



SITUATION

Goring Heath, lying a few miles east of Goring-on-Thames, is a scattered, rural Parish extending from the South Western edge of Woodcote, skirting round Whitchurch Hill and then South towards Mapledurham, with the A329 Reading to Wallingford Road forming the perimeter along its eastern boundary. In the centre of the Parish are located the Alms houses built in a most pleasing aesthetic period architectural style, founded in 1726 by Henry Alnutt, a wealthy London barrister, and together with their historic Chapel are arranged around three sides of a cobbled courtyard. Whilst modernised in recent years, the Buildings have retained their authentic character appearance largely as they were in the 18th century, as has their unspoilt rural setting.

Comprehensive everyday amenities and facilities including shops, health centres, libraries and excellent primary schools are available at Goring-on-Thames and Pangbourne, with both villages also having main line railway stations providing fast commuter services to Reading and up to London (Paddington in well under an hour). Road communications are also excellent for the major surrounding centres and with the M4 and M40 motorways both easily accessible. In addition to having well revered local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, 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.

Crossrail services have commenced from Reading, which together with the electrifying of the line will significantly improve travelling times to central London and financial district destinations.

PROPERTY DESCRIPTION

Built for the Abbot of Witney for his summer residence the house was supposedly built on the site of a former monastery and an important treasure from the monastery disappeared. The current owner's contract with the previous seller 40 year's ago contained a clause that if any treasure was found that the previous owner should receive 40% of the value of the treasure. The clause was however deleted and no treasure has yet been professionally searched for or found.

The land on which 1 Abbotsfield is situated was originally Leased out as farm land by Eynsham Abbey from the 10th century until the dissolution when it was given to Christchurch College and subsequently sold for the development of Abbotsfield.

This beautiful late Victoria house with lovely features of its era, such as decorative barge boards, high ceilings and picture rails, offers an opportunity for further enhancement. Entrance is under a bricked porch, taking you through into the inner porch with front door taking you into the hallway. The hallway has stair access and opens up wide towards the sitting room. There is a separate dining room and the kitchen breakfast room has a cupboard for storage, plus cloakroom and boiler room. The sitting room overlooks the garden from a bay window and features a herringbone wooden floor, fire place and panelled walls and ceiling. There is a separate family room with garden access. To the first floor are 4 bedrooms, the main bedroom offering garden views and large ensuite with bath and shower and a sperate family bathroom. There is a further floor with a fifth bedroom and eaves storage.



OUTSIDE

Set behind a row of large trees, the gravelled driveway leads to the property and detached garage. There is parking for several cars and large lawn area in front of the property.

To the side of the house is access to the basement, currently used as a log store. The terrace comes directly from the property offering a wonderful opportunity for al fresco dining and entertaining. The main lawn then takes you down to the rest of the gardens which have many little paths leading to a variety of areas such as a sheltered grotto with circular pond and pretty detached timber summerhouse with carved detailing. The gardens have much woodland to explore, making it a wonderful opportunity for both children and adults alike.

These gardens are an absolute delight and truly compliment the whole property. An early viewing is advised.





1 Abbotsfield, Deadmans Lane, Goring Heath, Oxfordshire, RG8 7SA

Approximate Gross Internal Area = 246 sq m / 2647 sq ft
 Garage = 37 sq m / 398 sq ft Summer House = 7 sq m / 75 sq ft
 Total = 290 sq m / 3121 sq ft



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 398

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



GENERAL INFORMATION

Services: Mains water and electricity are connected. Shared drainage with next door. Heating and hot water from an oil fired boiler.

Postcode: RG8 7SA

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, proceed up the High Street, turning right on to Gatehampton Road at the railway bridge junction, then left on to Reading Road. Proceed for approximately 3 miles, staying on the B4526, and veering left well after Crays Pond for Reading. 1 Abbottsfield will be found on the right hand side, second driveway entrance.

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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