



29 HOLMLEA ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
www.warmingham.com

29 HOLMLEA ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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 mile (Distances and times approximate)

In a delightful setting located in one of the most popular roads within this beautiful riverside village and set in private and mature gardens & grounds yet just a short walk to extensive amenities and schooling in the village, as well as for the mainline railway station, providing direct access to London Paddington within the hour.

A well proportioned family residence extending to approximately 1,786 sq ft, including 4 bedrooms, 2 bathrooms and 4 reception rooms with private garden and driveway parking for 2 cars.

♦ A Delightful Modern & Contemporary Home Extending To Approximately 1,786 Sq Ft Inclusive Of Detached Garden Studio, With Stunning Gardens & Grounds of Approximately 0.15 Of An Acre

♦ 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

♦ 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 with Cloakroom

♦ Living Room with open fireplace

♦ Kitchen/Breakfast Room

♦ Dining Room

♦ Family Room

♦ 4 Double Bedrooms

♦ 2 Bathrooms

♦ Garage and Driveway

♦ Private Garden



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

Built in the 1960's, 29 Holmlea Road has been extended from its original size to offer generous family accommodation. With recent improvements including UPVC windows, there are 4 reception rooms, 4 double bedrooms and 2 bathrooms as well as a fitted kitchen. The property is traditionally built with rendered elevations and hanging tiles under a pitched roof. Entrance is into a hallway with stair access and cloakroom. The sitting room is at the front of the property and features an open fire and parquet flooring. The room extends round to the family room at the back, connecting through to the dining room and kitchen which all overlook the garden. Upstairs are 4 double bedrooms and 2 family bathrooms, both bathrooms have baths and one has a bath and a separate shower.

OUTSIDE

The property sits back from the road with a deep lawn in front and driveway leading up to the garage. There is a gate taking you to the back garden. The garden is mainly laid to lawn with borders and trees giving a mature feel and being very private.

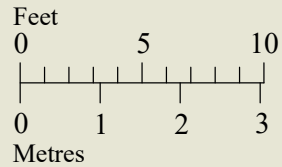



29 Holmlea Road, Goring-on-Thames, Oxfordshire, RG8 9EX

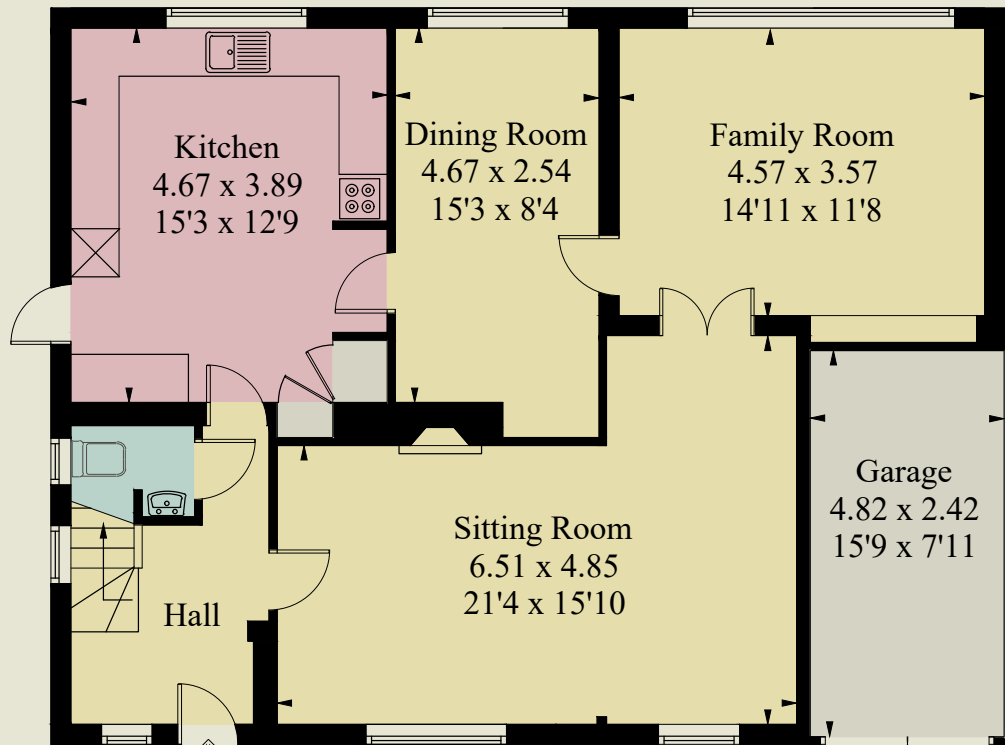
Approximate Gross Internal Area (including Garage) = 165 sq m / 1776 sq ft

Limited Use Area = 1 sq m / 10 sq ft

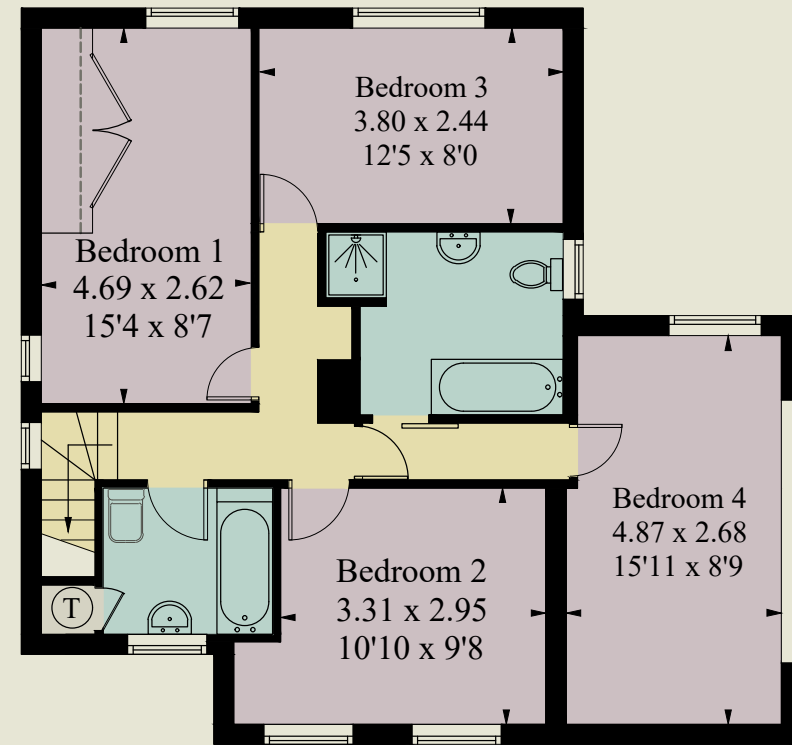
Total = 166 sq m / 1786 sq ft



 = Limited Use Area



Ground Floor



First Floor



GENERAL INFORMATION

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

Council Tax: F

Energy Performance Rating: E / 51

Postcode: RG8 9EX

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

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 29 will be found about $\frac{3}{4}$ of the way along on the left 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.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

