



43 ELVENDON ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles ♦
M40 At Lewknor (J6) - 15 miles ♦ M4 At Theale (J12) - 9 miles
♦ Heathrow Airport - Approx. 40 miles ♦ Wallingford - 5 miles ♦
Henley on Thames - 13 Miles (Distances and times approximate)

A semi-detached 2 bedroom home with fantastic extended living accommodation, mature garden with workshop, private driveway and garage store. Affording potential for further enlargement subject to the relevant permissions.

Conveniently located within the Village, well placed for the Primary School and local shop, with the High Street shops and mainline station easily accessible.

- ♦ Sitting Room with wood burning stove
- ♦ Open Plan Kitchen/Dining/Living Room
- ♦ Office / Guest Room
- ♦ Store Room

-
- ♦ Master Bedroom
 - ♦ Second Double Bedroom
 - ♦ Bathroom

-
- ♦ Mature Rear Garden

-
- ♦ Workshop
 - ♦ Timber Storage Shed

-
- ♦ Private Driveway



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, Post Office, 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.

N.B. Crossrail services have commenced from Reading which together with the electrification of the line has significantly improved travelling times to Paddington and central London destinations.

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.

Elvendon Road is approached off the Wallingford Road and leads out of the village in an Easterly direction, winding up through the scenic Elvendon Valley passing the Grade I Listed Elvendon Priory with private, Estate owned farmland and woodland on each side. The Primary School and a local Shop are in close proximity the former having easy off road access via Bourdillon Field and the main High Street and Station are also within easy reach.

The tree lined road is known for its abundance of spring flowers especially bluebells and for the chestnut trees which extend along part of the road as it climbs up to Goring Heath and Woodcote. Many footpaths and bridle ways give access over this delightful area of unspoilt countryside.

PROPERTY DESCRIPTION

Dating from the 1930's and recently enlarged and improved, 43 Elvendon Road is a beautifully presented light and airy home, affording contemporary accommodation and excellent outside amenity. On the ground floor oak flooring runs throughout the bright Sitting Room with wood burning stove, and a magnificent open plan Kitchen/Dining/Living Room with skylights and French doors leading on to the garden. Also on the ground floor an internal door opens into the long garage which has been divided to provide a store room to the front and an Office/Guest Room to the rear, with potential for further conversion into an additional reception room if required. Upstairs are two Double Bedrooms, both with built in wardrobes, and a contemporary Bathroom. Further potential exists to extend on the first floor and create a third bedroom subject to relevant permissions.

OUTSIDE

To the front of the house is a private hard-standing driveway, providing ample parking space for numerous vehicles with borders of mature shrubs and a pathway leading around the side of the house with pedestrian gate to the rear.

The rear garden is mainly laid to lawn, with fenced boundaries and planted borders running down either side. A mature tree provides shelter and towards the further end of the garden, trellis fencing separates a further lawned area with patio terrace ideal for outside dining and entertaining. At the rear is a timber storage shed and workshop.


The attached garage has been divided internally to provide a storage room to the front, and Office/Guest Room at the rear.

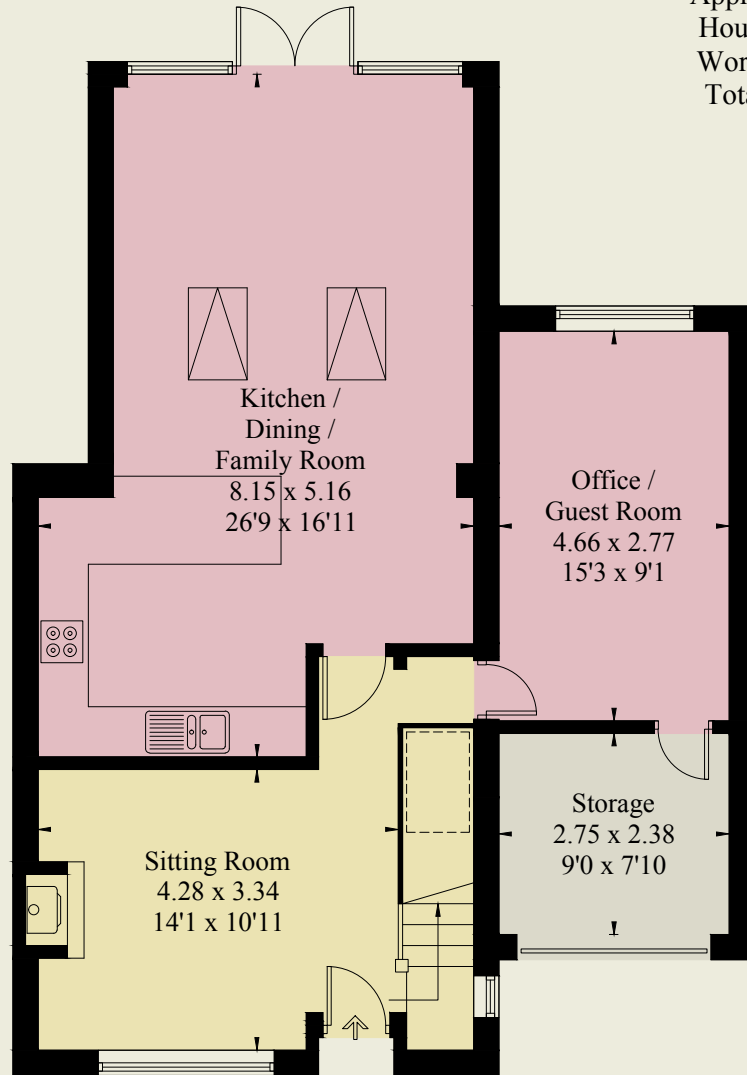
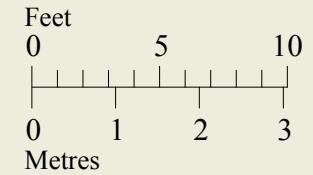


43 Elvendon Road, Goring on Thames, RG8 0DP

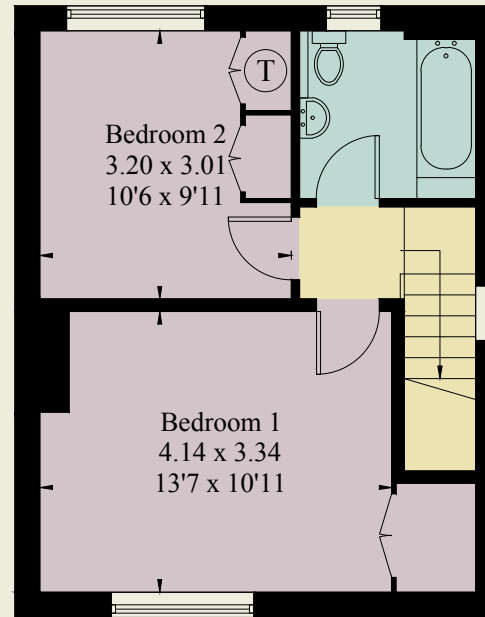
Approximate Gross Internal Area
 House = 112.5 sq m / 1211 sq ft
 Workshop = 9.6 sq m / 103 sq ft
 Total = 122.1 sq m / 1314 sq ft



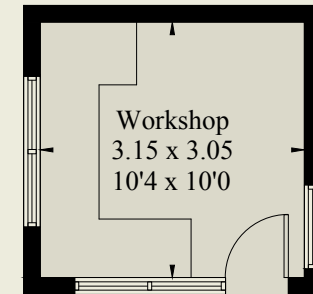
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

FLOORPLANZ © 2018 0203 9056099 Ref: 214440

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from gas fired boiler.

Council Tax: D

Energy Performance Rating: C

Postcode: RG8 0DP

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 turn right and proceed up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road and in a further ¼ mile turn 4th right into Elvendon Road. No 43 will be found approximately half 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

