



8 HERON SHAW

GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

8 HERON SHAW

GORING-ON-THAMES ♦ OXFORDSHIRE

Goring & Streatley Station (London Paddington within the hour) - 8 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)

Sitting behind a row of trees within this popular cul de sac, being idyllically located in a most desirable location within this quintessential English Riverside village, just a short walk to extensive village amenities, shops, restaurants and river and mainline railway station affording direct access to London in under the hour.

A detached house with delightful private garden offering scope for renovation and extending, subject to relevant planning permission.

♦ Quintessential English Riverside Village Within Close Walking Distance to The River Thames, Extensive Amenities and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Open Front Garden and Driveway

♦ Porch

♦ Entrance Hall

♦ Shower Room

♦ Sitting Room

♦ Dining Room

♦ Kitchen

♦ 3 Bedrooms

♦ Family Bathroom

♦ In All Extending To Approximately 1550 Sq Ft

♦ Enclosed Garden with patio terrace



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands 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 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.

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 and Langtree Secondary School in Woodcote, but also Cranford House School, The Oratory Preparatory School, Moultsford 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.

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-on-Thames 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, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

8 Heron Shaw is a traditionally built red brick detached house. Having been occupied by the same owner since being built, it has been well maintained but offers scope for further renovation and/or extending, subject to relevant planning permission which should be easily granted due to other houses having set the precedent. Entrance is into a lobby area with door leading into the main house. The hallway has a coats cupboard and gives stair access. The majority of the downstairs has lovely parquet flooring underneath the exiting carpeting, which was a feature of the house's era and would be easy to expose. The sitting room has dual aspect and leads through into the dining room which has a wide recess overlooking the garden with french door access. The kitchen has a useful pantry and back door leading to a covered porch with 2 cupboards on one side and the integral door to garage on the other side. In addition there is a downstairs shower room with WC and wash hand basin. Upstairs there are 3 double bedrooms and family bathroom with bath and overhead shower.

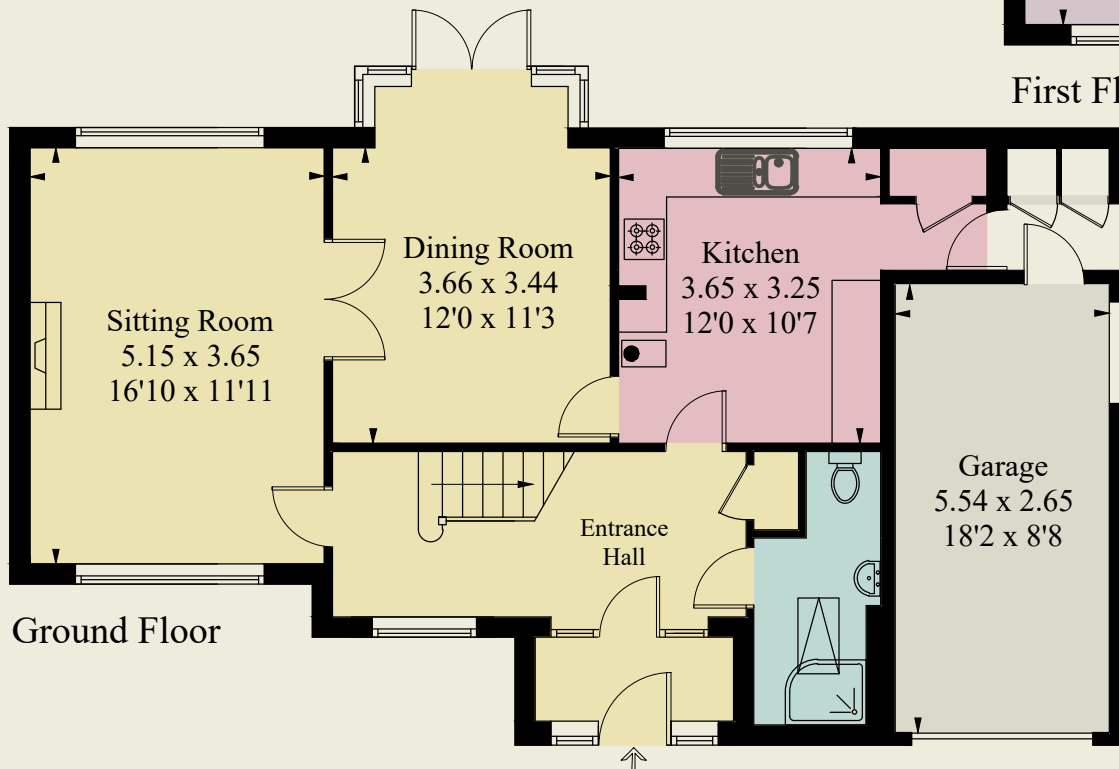
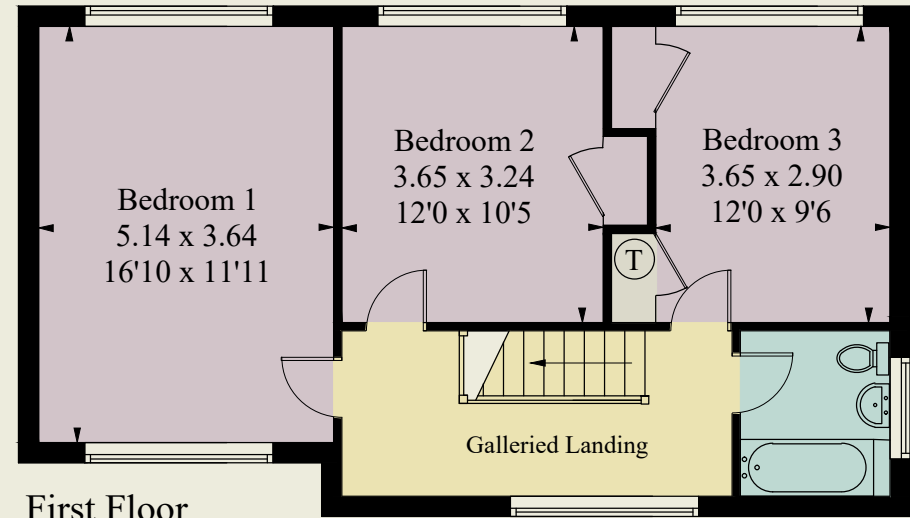
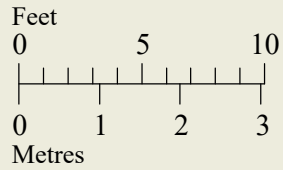
OUTSIDE

Sitting well back on a corner plot within the cul de sac and enjoying an attractive outlook with a wide and deep lawned frontage and driveway leading to the garage. There is a side gate then taking you to the private rear garden which is fully fenced and not overlooked. The garden is mainly laid to lawn with mature trees and borders. There is a terrace leading from the dining room offering a wonderful opportunity for al fresco dining. The property offers much potential for extension, including relocating the garage to the bottom of the garden, which has been completed by a neighbouring property.



8 Heron Shaw, Goring on Thames, Oxfordshire, RG8 0AU

Approximate Gross Internal Area (including Garage) = 144 sq m / 1550 sq ft



CREATESPACE DESIGN ref 401

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



GENERAL INFORMATION

Services: Mains gas, water, electricity and drainage are connected. Central heating and hot water from gas fired floor standing boiler located in the kitchen.

Energy Performance Rating: E

Postcode: RG8 0AU

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-on-Thames turn right and proceed up to the top of the High Street. At the railway bridge junction turn left on to Wallingford Road. In a further couple of hundred metres, turn right in to Milldown Avenue, then immediately left into Heron Shaw. 8 is the last house on the right before the road turns the corner.

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

