



3 BREWERY COTTAGES

HIGH STREET ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Pangbourne on Thames - 5 miles ♦ Reading - 9 miles ♦
Wallingford - 6 miles ♦ Newbury - 13 miles ♦ Oxford - 20 miles
♦ M4 at Theale (J12) - 10 miles ♦ Henley on Thames - 12 miles
(Distances approximate)

Situated right in the heart of this picturesque Thameside Village within the 'Conservation Area', and close proximity to the shops, River and mainline Station with direct access to Oxford, Reading and London Paddington.

A well presented end of terrace 2 bedroom cottage with a pretty garden and parking space.

- ♦ Sitting/dining room with cast iron gas fire
- ♦ Shaker style fitted kitchen

- ♦ 2 double bedrooms
- ♦ Shower room

- ♦ Private garden
- ♦ Designated parking bay



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.

PROPERTY DESCRIPTION

3 Brewery Cottages fronts onto the High Street close to the shops in the heart of the Village and is a short walking distance to the river and mainline Station.

The Cottage is one of 3 in a terrace all off different size and internal arrangement and originally formed part of the historic Brewery complex established in the 19th Century although the Cottages themselves probably date from the 17th Century and consequently are all listed Grade II as being of significant historical and architectural interest.

Traditionally constructed having appealing red brick elevations with soldier courses over windows and doors and with clay tile roofs, the Cottages were the subject of a total transformation in 2006 being comprehensively modernised and refurbished to a high standard.

Features include inset ceiling lighting in most parts of the Cottage and light and power sockets are in brushed chrome. Bespoke replacement wooden primary double glazed sash windows in character style. Additionally all main services were renewed and a new gas fired central heating system installed, with boiler neatly placed in a fitted cupboard in the kitchen.

Entrance is into the sitting room with dining area at the far end. A step from the front door takes you down to the sitting area which has a gas fired cast iron woodburner. The room has oak flooring which extends to the whole of downstairs. It also has stair access and 2 useful understairs cupboards. The fitted kitchen is a modern shaker style with integrated white goods, plus a moveable island. There is a back door taking you directly onto the terrace, perfect for "al-fresco" dining. Upstairs there are 2 double bedrooms. The first bedroom has a double built-in wardrobe and



overlooks the front and side, with views up the high street. The second bedroom also has a built in wardrobe. The shower room was recently renovated and has a large walk in shower.

The accommodation retains a charming character ambience.

OUTSIDE

At the front the Cottage opens onto the High Street with a pavement extending along the whole frontage.

To the rear is a pretty well laid out part walled garden. There is a terrace coming directly off the kitchen with steps up to a larger circular paved terrace with borders containing a variety of 'Cottage' plants and shrubs. A paved pathway to a low picket gate takes you out to the allocated parking which is directly outside.

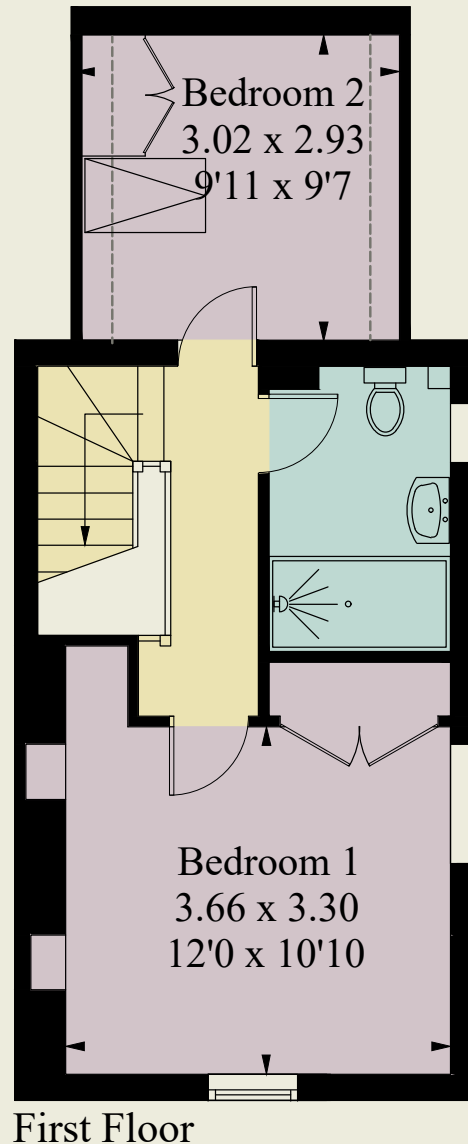
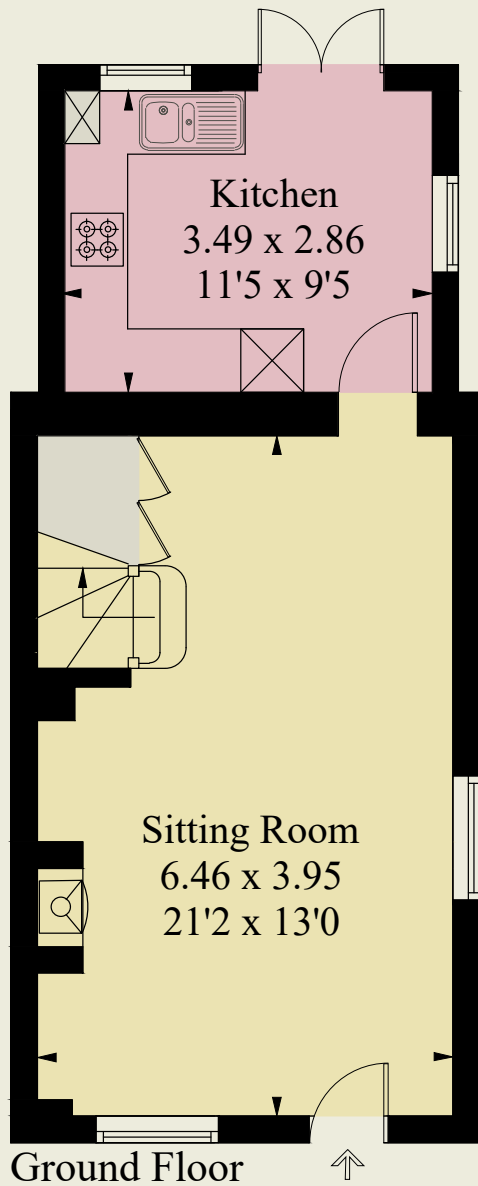



3 Brewery Cottages, High Street, Goring on Thames, Oxfordshire, RG7 9AR

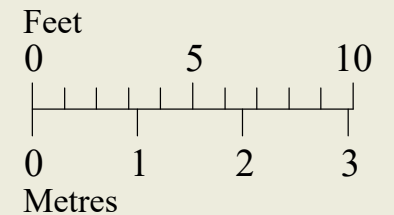
Approximate Gross Internal Area = 68 sq m / 731 sq ft

Limited Use Area = 2 sq m / 21 sq ft

Total = 71 sq m / 764 sq ft



 = Limited Use Area



CREATESPACE DESIGN ref 461

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



GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from Worcester gas fired wall combi boiler.

Council Tax: D

Energy Performance Rating: C

Postcode: RG8 9AR

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of the Village turn right and proceed up the High Street where Brewery Cottages will be found on the left hand side just before the turning left into Cleeve Road. No 3 is the end Cottage.

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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