



42 ELVENDON ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
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42 ELVENDON ROAD

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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 approximate)

A beautifully presented terraced house, extended and offering open plan living space and 2 double bedroom accommodation with private garden and driveway parking.

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

- ♦ Porch
 - ♦ Hallway
 - ♦ Cloakroom
 - ♦ Living Room
 - ♦ Kitchen/Breakfast Room
-
- ♦ Landing
 - ♦ 2 Double Bedrooms
 - ♦ Shower Room
-
- ♦ Private Rear Garden with gate access
-
- ♦ Driveway
-
- ♦ In All Approximately 818 Sq Ft



SITUATION

In the panoramic Thames Valley between Reading and Oxford on the Berkshire/Oxfordshire borders lies the picturesque village of Goring on Thames nestling on the bank of the river opposite the village of Streatley. Situated at a historic crossing point of the Thames known as the 'Goring Gap' where the ancient Ridgeway Path comes down from the Berkshire Downlands to meet the river then continues up onto the Chilterns and thence along the Icknield Way to East Anglia.

The surrounding countryside is a designated A.O.N.B. and the centres of both Goring and Streatley are now 'Conservation Areas' thus preserving the many notable period properties some of which date from the 15th and 16th Centuries reflecting a rich architectural heritage.

Goring became increasingly prosperous following the arrival of Brunel's railway and there are many examples of imposing Victorian and Edwardian houses.

Today Goring is a thriving community well serviced by a good range of shops and amenities including a Bank, health centre, dentist, library, traditional inns, restaurants, boutique Hotel, riverside Café, Village Hall from where many activities are run, and an excellent Primary School with a wide range of both State and Private Schools available in the local area.

Most importantly, the village has a mainline station with fast services up to London (Paddington) which service will be greatly improved with the arrival of the Cross-rail in the near future. Road links are also excellent to major surrounding towns and for the M4 and M40 motorway networks.

PROPERTY DESCRIPTION

42 Elvendon Road is a beautifully presented light and airy home, affording contemporary accommodation and private garden. Hard flooring runs throughout the ground floor from the hallway through to the living areas. In the living room is a fireplace, not currently used. The kitchen breakfast room has french doors leading to the decking area perfect for al fresco dining, plus 2 velux roof windows which gives an abundance of natural light. There is a downstairs cloakroom and useful storage under the stairs. Upstairs there are 2 double bedrooms, both with cupboards and they are fully carpeted. There is a modern shower room.

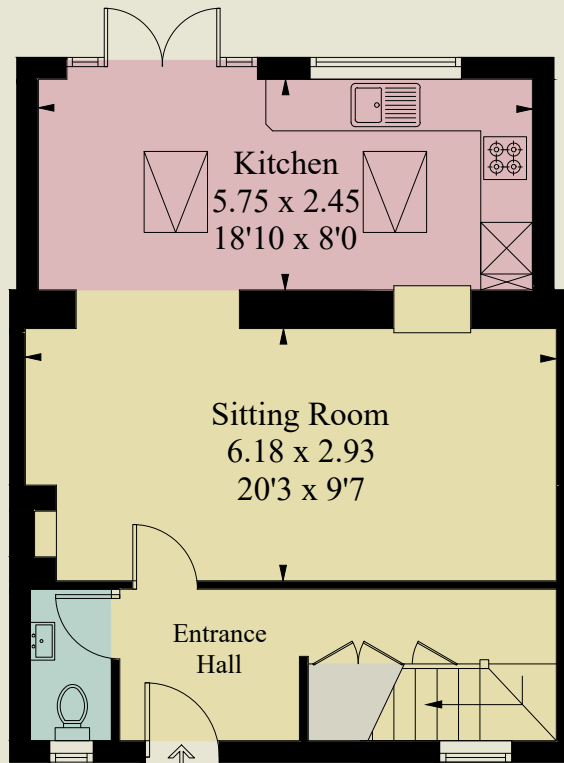
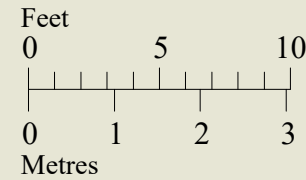
OUTSIDE

To the front of the house is a private gravelled driveway with raised planter. The driveway offers plenty of off road parking. The rear garden has a decked terrace and the remainder is mainly laid to lawn, with fenced boundaries and planted borders. On the rear fence is a gate for rear access.

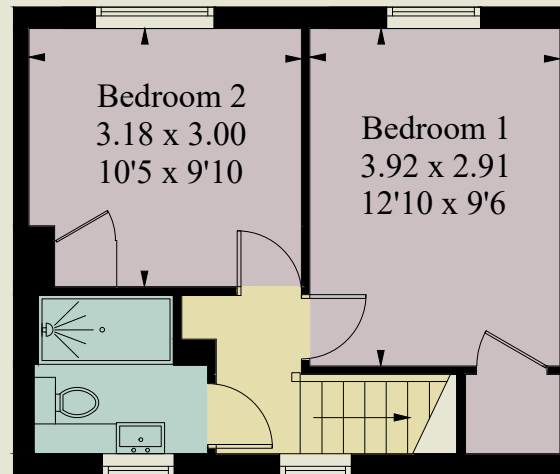


42 Elevendon Road, Goring on Thames, Oxfordshire, RG8 0DU

Approximate Gross Internal Area = 76 sq m / 818 sq ft



Ground Floor



First Floor

CREATESPACE DESIGN ref. 393

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

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 / 75

Postcode: RG8 0DU

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by prior 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 42 will be found towards the further end on the right hand side, opposite the turning to Icknield Road.

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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