



6 KINGS MEWS

GATEHAMPTON ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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Mainline Station - 2 mins walk ♦ Goring Centre and River - ¼ mile

♦ Reading - 10 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles

♦ M4 at Theale (J12) - 9.5 miles ♦ Henley on Thames - 12 miles

(Distances and times approximate)

Set within a new gated development of only 9 properties, this 2 bedroom, 2 bathroom mews style house is situated within a short walking distance of the High Street shops and amenities, scenic riverside walks and for the mainline railway station providing access to London Paddington in under the hour.

♦ Prestigious Gated Residence

♦ Allocated Parking for 2 cars

♦ Spacious Hallway

♦ Cloakroom

♦ Sitting Room

♦ Large Kitchen/Dining/Family Room with bi-fold doors to the Garden

♦ Master Bedroom with double built-in wardrobes and ensuite Shower Room

♦ Second Double Bedroom

♦ Family Bathroom

♦ Private Garden

♦ Communal front landscaped grounds

♦ Potential to extend into the loft to provide a third bedroom and ensuite, subject to relevant planning permission



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

Kings Mews is an exclusive gated development of only 9 properties. The property is high specification throughout, including oak flooring, Porcelanosa tiles, KCA kitchen with silestone quartz worktops and Villeroy & Boch sanitary ware. The front door leads into the spacious hallway with a cloakroom to the left, plus useful coats cupboard. The sitting room is carpeted and has front aspect. The kitchen/dining room is a large space and perfect for entertaining. There is a useful utility cupboard and bi-fold doors open to the terrace, for "al-fresco" dining.

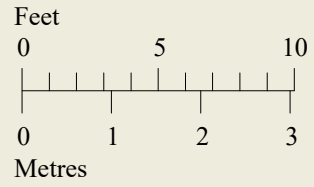
Upstairs the master bedroom overlooks the rear garden and has french doors opening up to a Juliet balcony. There are double fitted wardrobes and an en-suite shower room. The second double bedroom overlooks the front and has a fitted wardrobe. The family bathroom is next door. There is potential to extend into the loft to create a third bedroom with ensuite. This would be subject to relevant planning permission, which should be straight forward as other Kings Mews houses have achieved this.


OUTSIDE

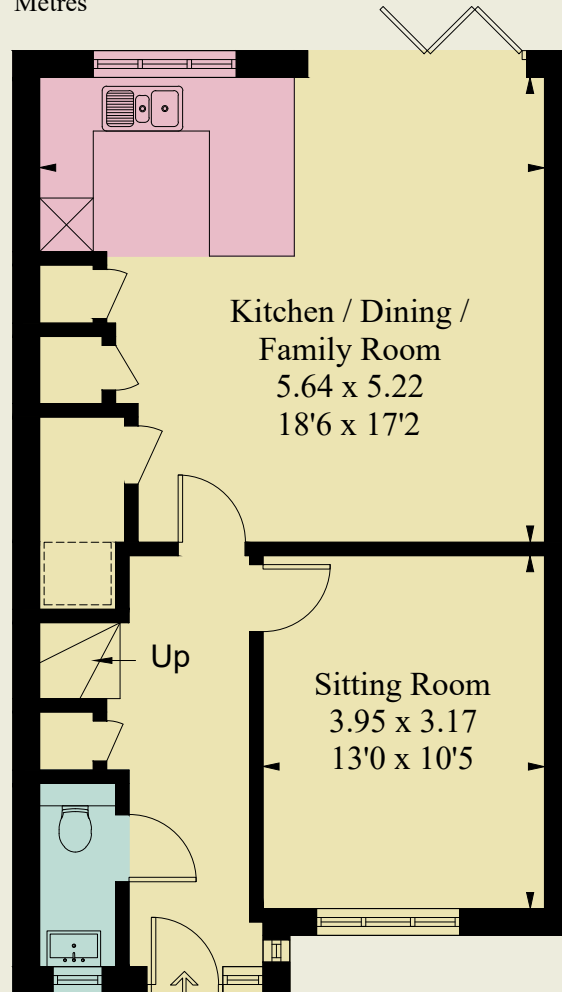
The electric gates lead into a communal area for occupants parking which is allocated. There is landscaping with flowers, plants and trees. At the rear of the property is a private terrace area plus grassed garden.



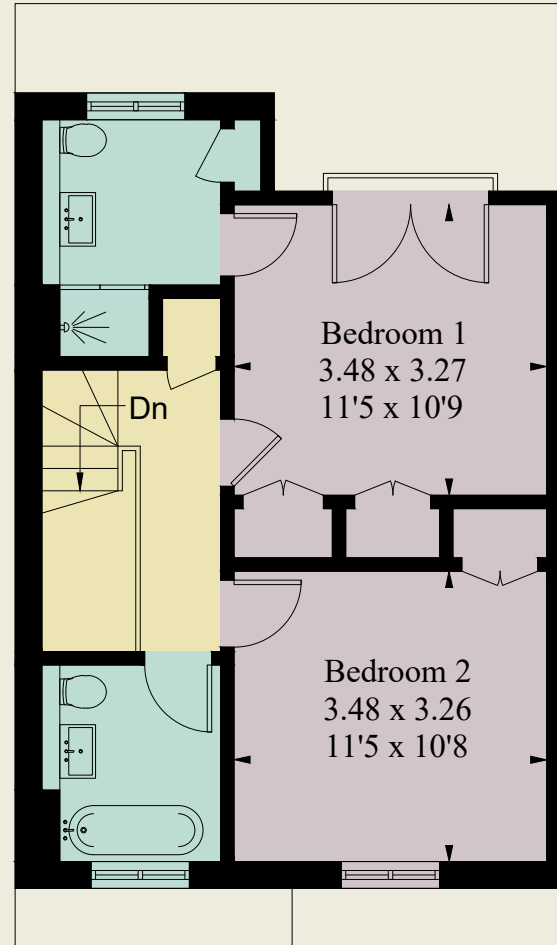
Approximate Floor Area = 98.0 sq m / 1055 sq ft
Including Limited Use Area (0.6 sq m / 6 sq ft)



 = Reduced head height below 1.5m



Ground Floor



First Floor



GENERAL INFORMATION

Services: All main services are connected to the property. Gas fired central heating and hot water with underfloor heating to the ground floor.

Energy Performance Rating: B

Postcode: RG8 0BS

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

There is a residents association, run by residents. Current annual charge £700 and this includes all the maintenance to the communal areas and a sinking fund.

VIEWING

Strictly by prior appointment through Warmingham & Co



DIRECTIONS

From our offices in Goring High Street, turn right and proceed up to the railway bridge junction where turn right. Continue straight on past the junction with Reading Road and after passing the Railway Station carry on up the hill and Kings Mews will be found a short distance along on your 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.



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