



THE HOLLIES

26 VALLEY CLOSE ♦ GORING-ON-THAMES ♦ OXFORDSHIRE





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Goring & Streatley Station (London Paddington within the hour)

- 5 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)

Situated in a tucked away position at the top of this popular cul de sac and within easy reach of the central part of this unique, beautiful and remarkable English riverside village, just a few minutes' walk to the River Thames, shops, school, restaurants, and mainline railway station, this lovely property enjoys a pretty ambience and outlook, occupying a delightful setting with driveway, garage and private garden.

A detached 4 bedroom family house offering generous accommodation which extends to approximately 1,980 sq ft including 4 reception rooms, 4 bedrooms. 2 family bathrooms and an integral garage.

♦ A Contemporary Family Residence Extending To Approximately 1,980 Sq Ft Of Attractive Design

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

♦ Driveway Parking for 3 Cars

♦ Entrance Hall

♦ Cloakroom

♦ Kitchen/Breakfast Room

♦ Dining/Family Room

♦ Sitting Room With Wood burner

♦ Conservatory

♦ Main Bedroom Built-In Wardrobes and Ensuite

♦ 3 Further Double Bedrooms

♦ Family Shower Room

♦ Integral Garage

♦ Garden with 2 Shed's and Greenhouse

♦ In All Extending To Approximately 2,152 Sq Ft



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

Built in the early 70's, The Hollies sits in a quiet tucked away position at the top of this pretty cul de sac. A tiled porch leads into the entrance hall with large cloakroom and staircase to the left. The sitting room has a lovely bay window and woodburner, with glazed doors leading to both the conservatory and dining/family room which have stunning garden views. The kitchen/breakfast room is a lovely light space, with large lantern roof light and french doors giving direct access into the garden. In the kitchen there is underfloor heating to the dining end and into the utility room. The utility room has an integral door into the garage which has an electric garage door and roof storage. Upstairs there are 4 double bedrooms, the main bedroom benefiting from a double built in wardrobe and en-suite bathroom. There is an additional shower room. Having been upgraded by the current owners, the property offers generous, well presented accommodation and could also be extended further, subject to relevant planning permission.

OUTSIDE

Access to the property is across a small shared part and then onto the private driveway which offers parking for 3 cars. The front has lovely planting in raised beds and to the other side is a gardeners shed and greenhouse alongside the fence and gate leading to the private garden. Enjoying a south east aspect, the garden has a beautiful lush lawn with wonderful deep borders planted with an array of specimen shrubs and flowers. A raised terrace at the back offers a wonderful sitting area and opportunity for al fresco dining. An additional sitting area can be found amongst more planting to the side of the property and there is another large shed and log store.



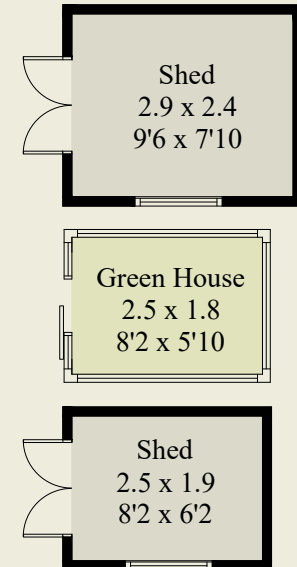
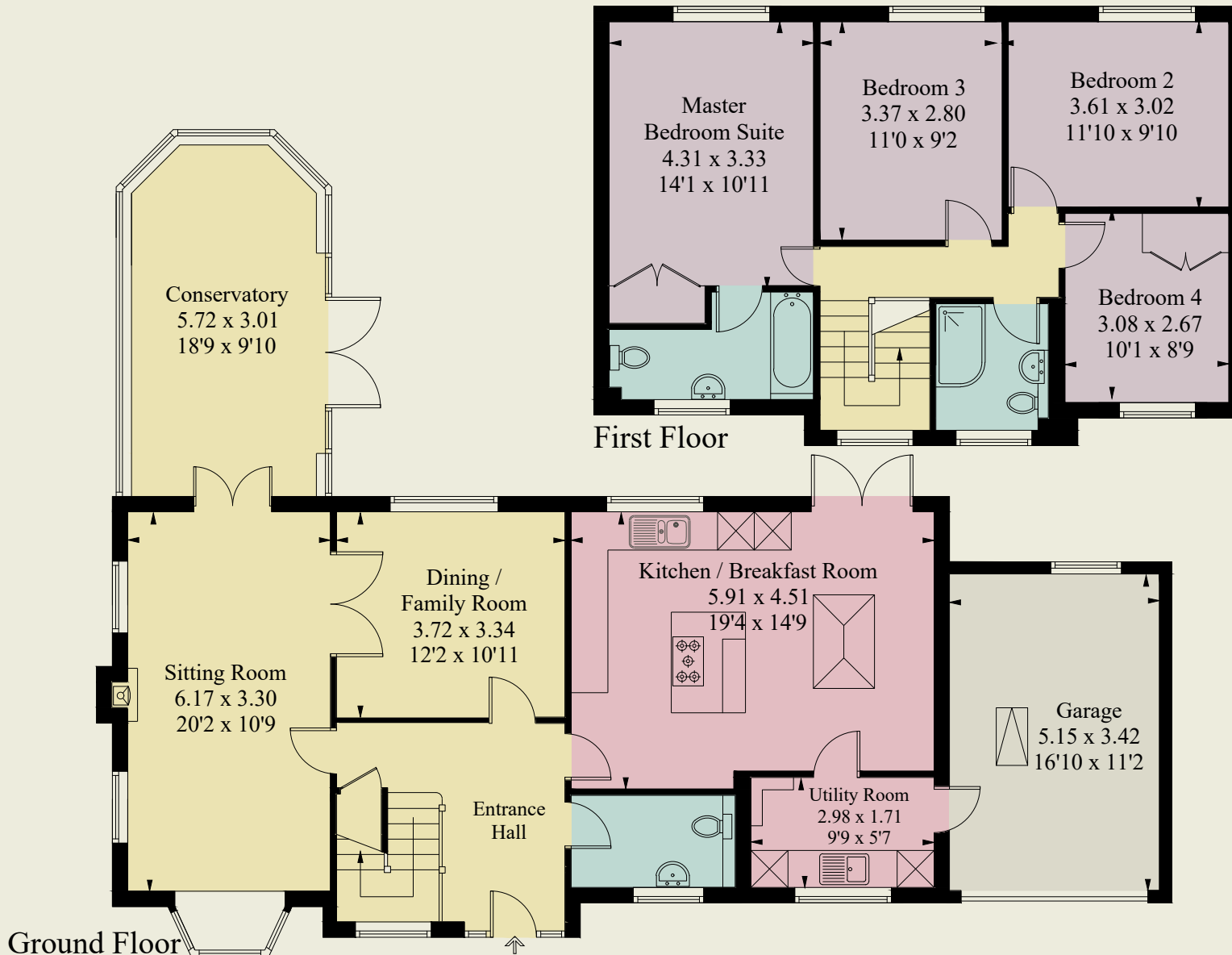
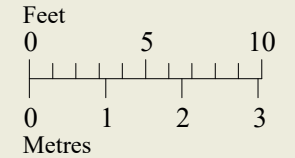


The Hollies, 26 Valley Close, Goring-on-Thames, Oxfordshire, RG8 0AN

Approximate Gross Internal Area (including Garage) = 184 sq m / 1980 sq ft

Outbuildings = 16 sq m / 172 sq ft

Total = 200 sq m / 2152 sq ft



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 463

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



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected. The combi gas boiler was installed in 2020. The property has a water softener.

Energy Performance Rating: C / 72

Postcode: RG8 OAN

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-on-Thames, proceed up the High Street, turning left at the railway bridge, and then immediately right in Lockstile Way. Continue up and in about 120 metres bare right onto Valley Close. The Hollies will be found at the end of the cul de sac branching off to the right and in the far 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.



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