



1 THE HERMITAGE

EASTFIELD LAND ♦ GORING HEATH ♦ OXFORDSHIRE





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Goring on Thames - 3 miles ♦ Reading - 7 miles ♦

Pangbourne on Thames - 4 miles ♦ Oxford - 20 miles ♦

Henley on Thames - 8.5 miles ♦ M4 at Theale (J12) - 8 miles

♦ M40 at Lewknor (J6) - 17 miles ♦ Newbury - 17 miles ♦

Wallingford - 7 miles (Distances approximate)

Enjoying a rural outlook in this idyllic location within this most desirable rural hilltop village, a charming late Victorian semi detached cottage, sympathetically extended and refurbished, offering well appointed accommodation with beautiful cottage gardens all in approximately ¼ of an acre.

♦ A Late Victorian Semi Detached Cottage Offering 4/5 Bedroom Accommodation

♦ Beautifully South Facing Cottage Gardens sitting in an ¼ Acre Plot.

♦ Entrance Hall

♦ Kitchen with Adjoining Dining Room with Sliding Doors To Gardens

♦ Family Room/Bedroom 5 with Mezzanine Level

♦ Living Room with Log Burner

♦ Utility Room

♦ Cloakroom

♦ Rear Porch

♦ 4 Double Bedrooms

♦ Family Bathroom with Bath and Walk-In Shower

♦ In All Approximately 1872 Sq Ft

♦ Gated Driveway

♦ South Facing Gardens with Greenhouse, Lawn and Children's Play Area

♦ Solar panels benefitting from a Feed-in Tariff (FIT) of approx. £1,200 a year which is index linked and due to run for another 16 years



SITUATION

Goring Heath, lying a few miles east of Goring on Thames, is a scattered, rural Parish extending from the South Western edge of Woodcote, skirting round Whitchurch Hill and then South towards Mapledurham with the A4074 Reading to Wallingford Road forming the perimeter along its eastern boundary.

In addition to local well revered primary and secondary schools, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; The Oratory Preparatory, The Oratory, Cranford House, Moulsoford Preparatory, Pangbourne College, Abingdon Boys and The School of St Helen & Katharine.

The village of Woodcote is within easy walking distance with access to local shops and health centre. Goring on Thames is but a short drive, offering established shopping centres and a range of facilities including, modern health centres as well as restaurants, hotels and old world inns. In addition, there are mainline train services from Goring & Streatley station to both Oxford and London, with London Paddington commutable within the hour.

Crossrail services have commenced from Reading which together with the electrifying of the line will significantly improve travelling times to Paddington and central London destinations.

PROPERTY DESCRIPTION

1 The Hermitage is the left hand cottage of a single pair of cottages built in 1894, occupying idyllic woodland. Entrance is through a clay-tiled porch with timber detail, offering coat storage and leading into the hall. The kitchen has hand-made units and polished concrete work-tops as well as an electric AGA and beautiful porcelain flooring with underfloor heating which extends through to the dining area. The dining area is an extension completed by the current owners and it showcases stunning slim frame sliding doors and roof windows which encapsulate the cottage gardens. There are steps down through to a family room/Bedroom 5 which has a mezzanine level.

The living room is dual aspect and features wood flooring and a log burner, plus french door to the garden. The utility room has a door to the cloakroom.

Upstairs there are 4 double bedrooms, all with stripped back floorboards and the family bathroom features a roll-top bath and walk-in shower.

OUTSIDE

At the front of the cottage is a low hedge and five bar gate leading into the driveway which is shingled and offers parking for 2 cars. There is a side gate which leads to the beautiful south facing rear gardens offering a bountiful array of shrubs and borders, as well as specimen trees, such as apple and pear. There is also a Greenhouse built on to the side of the house. The lawn leads down to the end of the gardens where the current owners have created a children's play area. The gardens are simply stunning and form an important part of the whole property.



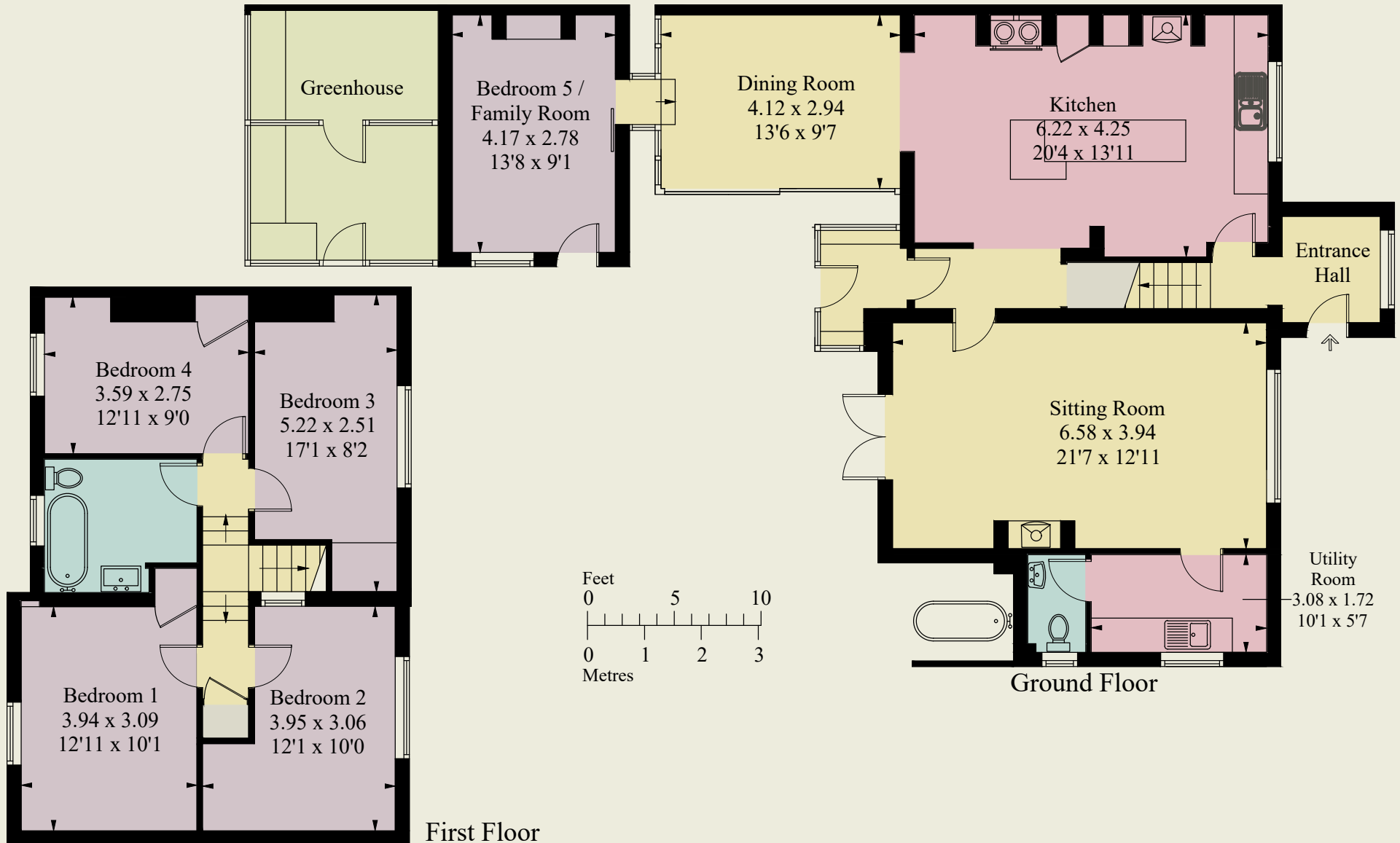
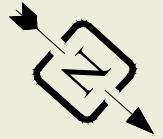


1 The Hermitage, Eastfield Lane, Goring Health, Oxfordshire, RG8 7SU

Approximate Gross Internal Area = 160 sq m / 1722 sq ft

Greenhouse = 14 sq m / 10 sq ft

Total = 174 sq m / 1872 sq ft



CREATESPACE DESIGN ref 361

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



GENERAL INFORMATION

Services: Mains gas, water, drainage, and electricity are connected. Central heating and hot water from gas fired boiler Installed in 2018. The property also has solar panels which has a feed in tariff.

Energy Performance Rating: 64 | D

Postcode: RG8 7SU

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 turn right and continue up to the top of the High Street. At the railway bridge junction turn right then next left into Reading Road and follow up Whitehill and out of the village. In 2 miles on reaching Crays Pond turn left at the crossroads for Woodcote. In a further ½ mile turn right at a small crossroads into Shirvells Hill. At the top where the road bends sharply round to the left, 1 The Hermitage will be seen directly in front of you, with entrance just off Eastfield Lane.



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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