



# 41 GATEHAMPTON ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

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# 41 GATEHAMPTON ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

Wallingford - 6 miles ♦ Henley-on-Thames - 13 miles ♦

Reading - 10 miles ♦ Oxford - 19 miles ♦ Pangbourne-on-Thames

- 5 miles ♦ Newbury - 13 miles ♦ M4 at J12 (Theale) - 10 miles ♦

M40 at J6 (Lewknor) - 15 miles (Distances approximate)

Nestling at the foot hills of The Chilterns and offering breathtaking views in this popular road, close to all the amenities, including primary school, high street shops, river and mainline railway station providing direct access to London Paddington in under the hour.

A beautifully presented 4 bedroom semi detached house with generous reception space set within a large landscaped garden with wonderful terrace which has a garden room and gazebo.

♦ Large Driveway

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♦ Detached Garage

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♦ Entrance Hall with Cloakroom

♦ Family Room

♦ Sitting Room with Wood burner

♦ Kitchen/Breakfast Room

♦ Utility Room

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♦ Landing

♦ 4 Double Bedrooms

♦ Family Bathroom

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♦ Landscaped Gardens & Grounds

♦ Terrace Overlooking The Chilterns With Garden Room and Gazebo

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♦ In all approximately 2249 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.

Gatehampton Road lies on the Southern edge of the village, leading out into scenic countryside from where there are panoramic views of the surrounding Chilterns and Berkshire Downlands which face one another on either side of the Thames Valley as the River flows downstream towards Pangbourne. This non-estate road comprises mainly individual detached properties, some dating back to just after the First World War, having good-sized garden plots. There is easy access to the railway station, primary school and for the High Street shops and amenities in the centre of the village. Sheepcote Playing Field and the Tennis Courts are also located in the road and there are numerous country and riverside walks close at hand to enjoy the amazing scenery.

### PROPERTY DESCRIPTION

Originating from 1930's but having undergone extensive refurbishment by the current owners, including new windows and doors, underfloor heating to the whole of downstairs, re-wiring and re-plumbing and extended to include a large kitchen breakfast room. Under a covered lead porch, entrance is into the hallway which offers wonderful storage from 2 separate coats cupboards, understairs sliding drawers for shoe storage and a cloakroom. Both the family room and sitting room overlook the front of the property and the sitting room benefits from having a wood burner. Sliding doors take you through into the kitchen breakfast room which have wonderful garden views from large French doors and Velux roof windows giving masses of natural light. The kitchen is fully fitted with quartz worktops and breakfast bar. There is a separate utility room with back door leading to the side of the house. A second staircase leading up the main bedroom is hidden behind a door from the kitchen.

From the main staircase is accessed 3 of the bedrooms, all doubles, and the family bathroom with bath and overhead shower. From bedroom 4, a doorway then leads through to the main bedroom with entrance into the ensuite shower room and then following into the main room with floor to ceiling French doors opening to a Juliet balcony offering stunning views. The second staircase taking you back to the kitchen is off to the left. The property is beautifully presented with light and bright accommodation and generous sized rooms.

### OUTSIDE

A large gravelled driveway sweeps round to the front of the house and continues down the side leading up to the garage, offering plenty



of parking. There are borders running along the side and trees to the front. The garage has a large up and over door and has electric inside. A secure gate then takes you through to the garden at the back. The gardens are a wonderful private sanctuary, with large planted deep borders and hedged and fenced boundaries. A large terrace coming off the back of the kitchen offers one of several opportunities for "al-fresco" dining. Low steps then take you up to the lawned area with large grape vine and mature trees and shrubs throughout. At the back of the garden is a large full width paved terrace, overlooking the rolling fields up to The Chilterns with breathtaking views. The seating area allows for a wonderful serene backdrop offering peace and tranquillity. Within the terrace is a garden room, benefitting from 2 separate rooms ideal for home working and gym, plus there is a separate gazebo with fitted wind covers which is a fabulous entertaining area. The gardens truly compliment this stunning home and views are very hard to beat. An early viewing is advised.



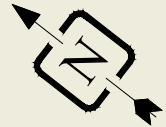


# 41 Gatehampton Road, Goring on Thames, Oxfordshire, RG8 0EN

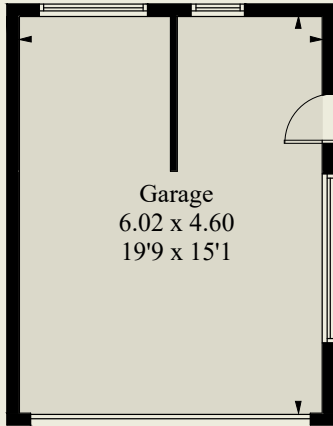
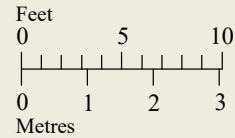
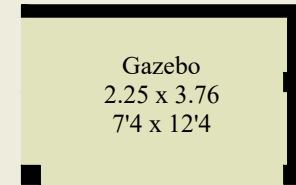
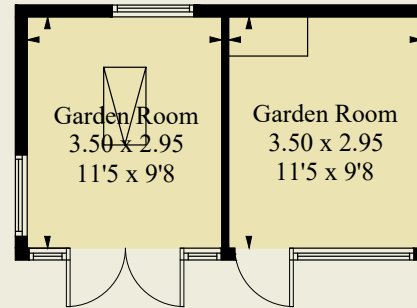
Approximate Gross Internal Area = 161 sq m / 1732 sq ft

Garage and Garden Rooms = 48 sq m / 516 sq ft

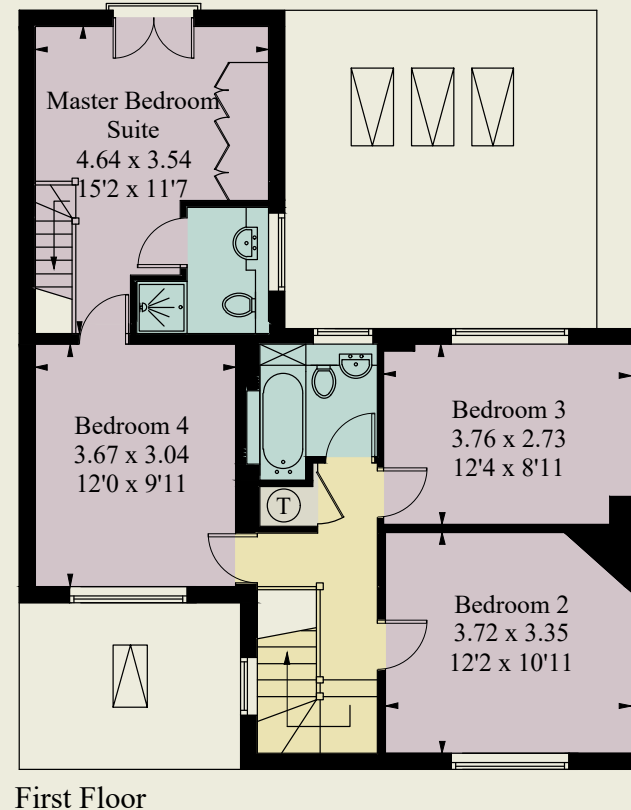
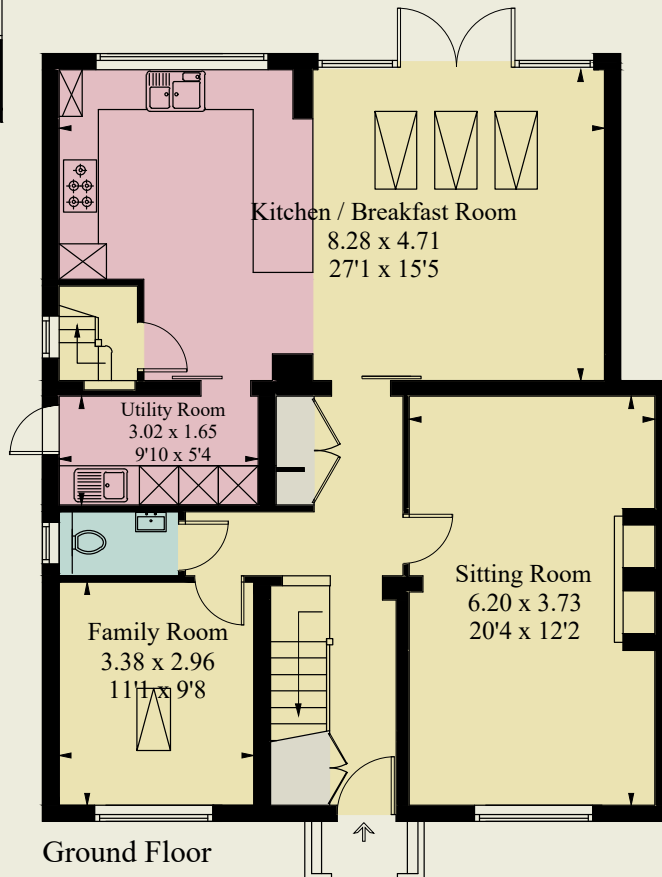
Total = 209 sq m / 2249 sq ft



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 465

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



## GENERAL INFORMATION

**Services:** Mains gas, electricity, water, and drainage are connected to the property, with central heating and hot water from gas fired boiler.

**Council Tax:** F

**Energy Performance Rating:** C / 71

**Postcode:** RG8 0EN

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring-on-Thames, turn right and proceed up to the top of the High Street. At the railway bridge junction, turn right again and follow this road past the station into Gatehampton Road. Carry on along the road to the far end and 41 Gatehampton will be found on the 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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