



RETAIL SHOP WITH 3 BEDROOM FLAT

10 HIGH STREET ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

RETAIL SHOP WITH 3 BEDROOM FLAT

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Goring Railway Station (London Paddington within the hour)

♦ Streatley High Street / River 0.25 miles ♦ Reading 10 miles

(London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦

Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles

(Distances and times approximate)

Premium retail premises comprising of double fronted shop occupying a prime trading position fronting directly onto the High Street with 3 bedroom apartment above. The apartment is very spacious with a galley kitchen, separate cloakroom, Sitting/ Dining Room, 3 double bedrooms and a family bathroom.

The High Street is located only a few hundred yards from the river from where there is an easy flow of pedestrian traffic into the central part of the village, especially during the busy holiday months of the year from April to October.

♦ Ground floor sales shop

- ♦ Kitchen
- ♦ Staff Toilet
- ♦ Office space
- ♦ Storage area
- ♦ Approximately 957 Sq Ft

♦ 3 Bedroom Flat Above

- ♦ External Staircase
- ♦ Fitted Kitchen
- ♦ Lounge
- ♦ Bathroom
- ♦ 3 Double Bedrooms
- ♦ Approximately 936 Sq Ft

♦ Approximately a total of 1893 Sq Ft

♦ 2 Parking Spaces



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.

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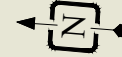
10 High Street is end of terrace occupying a prominent position in the High Street within the central 'Conservation Area' of the village.

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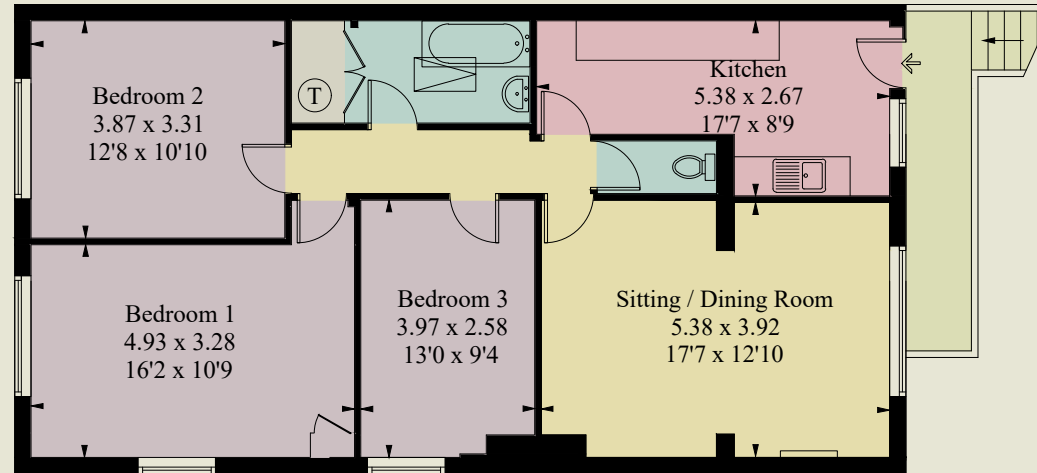
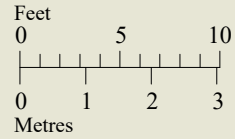


Flat, 10 High Street, Goring-on-Thames, Oxfordshire, RG8 9AT

Approximate Gross Internal Area = 87 sq m / 936 sq ft



FLAT

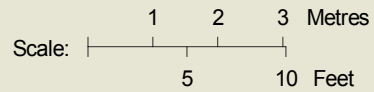


First Floor

CREATESPACE DESIGN ref 356

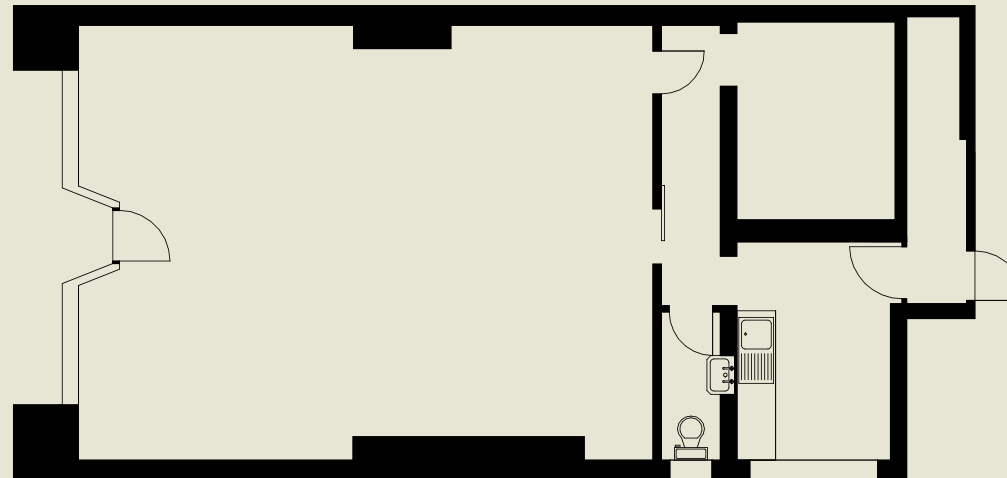
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

SHOP



Approximate gross internal area

88.90 sq.m. 957 sq.ft.



10 High Street, Goring on Thames. RG8 9AT.

This diagram has been produced by Berkshire Draughting Ltd.
Scale 1:100 unless otherwise stated.
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GENERAL INFORMATION

Retail Shop: Mains water, electricity and drainage are connected to the retail shop. Heating from electric heaters.

Business Rates: Rateable Value: Up to 100% small business rate relief can be applied for.

Flat: Mains water, electricity, drainage are connected to the flat. Heating and hot water from Gas fired central heating.

BT fibre available for connection.

Energy Performance Rating: D

Postcode: RG8 9AT

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by prior appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and the shop will be found a short distance along, the first shop after the private driveway. Parking will be found to the back of the shop alongside the external staircase to the flat.

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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