



MILLDOWN AVENUE PLOT OF LAND WITH PLANNING PERMISSION

GORING ON THAMES ♦ OXFORDSHIRE

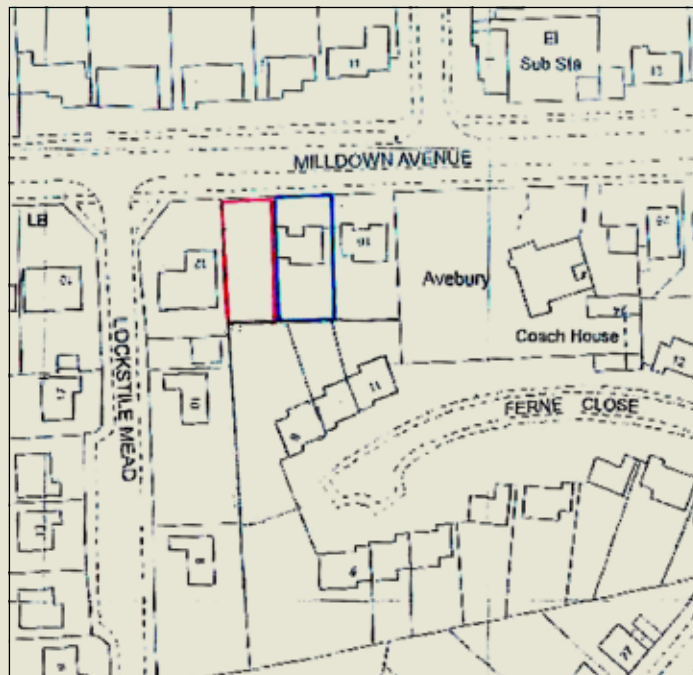
MILLDOWN AVENUE PLOT OF LAND WITH PLANNING PERMISSION

GORING ON THAMES ♦ OXFORDSHIRE

Goring Station 0.75 miles ♦ Wallingford 5 miles ♦ Reading
9.5 miles ♦ Henley on Thames 13 miles ♦ Newbury 14 miles
♦ Oxford 18 miles ♦ M4 at Theale (J.12) 10 miles ♦
M40 at Lewknor (J.6) 15 miles (Distances approximate)

Situated within a popular tree lined road and easily accessible for the shops, amenities and mainline station for London in Goring on Thames and having outstanding schools in the local area. The M4 & M40 are both within easy reach as are Oxford, Reading & Newbury.

This is a rare opportunity to acquire a building plot with planning permission granted to be able to build your own new detached house.



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.

Milldown Avenue is a wide residential road with deep grassed verges on either side and mature lime trees along its frontage.

Planning permission has been granted for a single detached dwelling including access to Milldown Avenue and associated works.

Further details of the planning permissions obtained can be found below:

- ◆ Application No: P25/S1505/FUL
- ◆ Granted 14 August 2025

Please see the South Oxfordshire Council planning portal for full details of the planning permission, quoting the above planning references, or enquire at the offices of Warmingham & Co.

A wonderful opportunity afforded, for either private buyers or development companies seeking a development opportunity, early viewing is advised.

A most attractive approach off Milldown Avenue.



GENERAL INFORMATION

Services: Mains water, gas and electricity are all available on site.

Postcode: RG8 0AS

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames, turn right and up the high street to the railway bridge. Turn left and carry on for about 200 metres until you see the turning on your right for Milldown Avenue. The plot is about 1/3 way up on the right 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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