



40B WALLINGFORD ROAD

GORING ON THAMES ♦ OXFORDSHIRE

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Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles

♦ Henley on Thames - 13 miles ♦ M4 at Theale (J12) - 10 miles

♦ M40 at Lewknor (J6) - 14 miles ♦ Wallingford - 5 miles

(Distances approximate)

Ideally located in this favoured village on the River Thames easily accessible for the school, mainline train station to London Paddington and central shops and amenities. A well-presented 2 bedroom semi-detached house of approximately 678 sq ft with private garden and designated parking.

♦ Much prized South Oxfordshire Village in the Thames Valley

♦ Excellent road and rail communications

♦ Front Porch

♦ Entrance Hall

♦ Sitting Room

♦ Kitchen

♦ 2 Bedrooms

♦ Bathroom

♦ Private Garden

♦ 2 Designated Parking Bays



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, Post Office, 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.

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

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.

PROPERTY DESCRIPTION

40B Wallingford Road is one of four properties comprising two pairs of semi-detached houses, built in 1989 to a design reflecting a 'Cottage' theme with sloping tile roofs and tiled dormers to the first floor. Traditional in appearance with red brick elevations and having brick sills to windows around the ground floor the two pairs of properties are arranged around a central courtyard area with designated parking bays for each house.

The accommodation is attractively laid out to a high standard, immaculately presented throughout. To the ground floor the Entrance Hall leads to a spacious Sitting Room with patio doors leading out to the garden, a contemporary fitted Kitchen with breakfast area. To the first floor is a Master Bedroom, second Bedroom and family Bathroom.

OUTSIDE

As you approach the house there are two designated parking bays belonging to the property, found immediately to the right of the house. A paved pathway leads to the front door and external access to the rear garden can be gained via a separate pathway and pedestrian gate. A private pathway leads to the spacious private garden providing the perfect spot for 'al-fresco' dining and entertaining, part paved, also benefitting from a large lawn area with delightful flower beds.

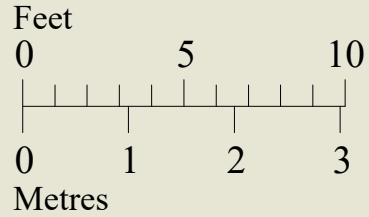



40b Wallingford Road, Goring-on-Thames, Oxfordshire, RG8 0BG

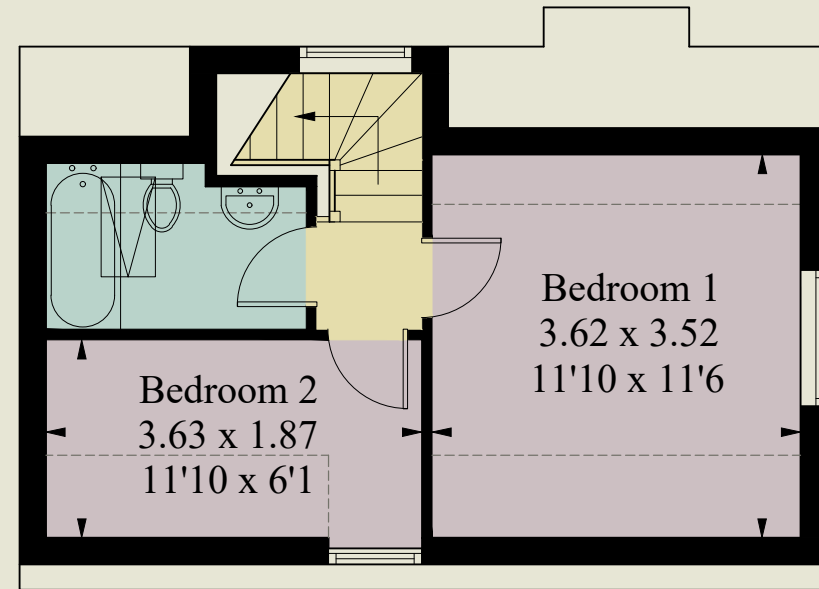
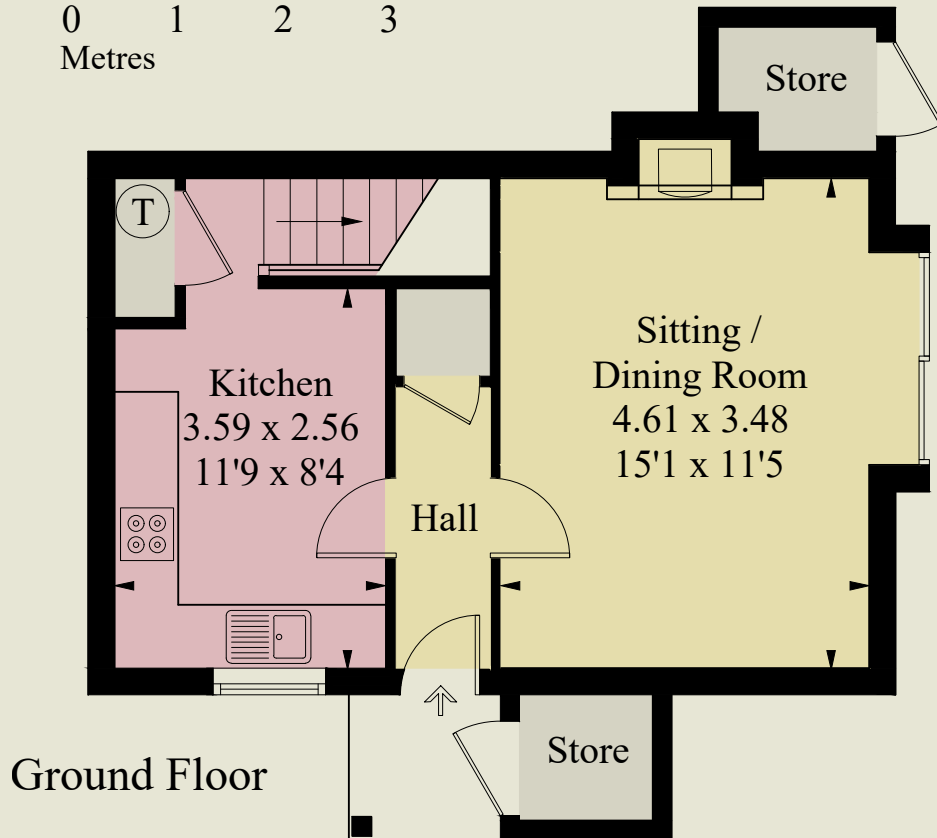
Approximate Gross Internal Area = 55 sq m / 592 sq ft

Limited Use Area = 8 sq m / 86 sq ft

Total = 63 sq m / 678 sq ft



 = Limited Use Area





GENERAL INFORMATION

Services: All mains services are connected to the property. Electric heating.

Council Tax: D

Energy Performance Rating: TBC

Postcode: RG8 0BG

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 proceed up to the top of the High Street where at the railway bridge junction bear left onto the Wallingford Road. The entrance to the small Close will be found on the right hand side, just after the Primary School, approximately 100 yards before reaching the crossroad junction with Elvendon Road. No 40B is the third house 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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