



# 26 CARIAD COURT

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) - 0.5 miles ♦ Reading - 11 miles (London Paddington 27 minutes) ♦ M4 (J12) - 11 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 4.5 miles (Distances and times approximate)

Set in a delightful development of approximately four acres of mature 'park like' riverside gardens and grounds perched overlooking the River Thames nestling in the heart of the 'Conservation Area' within this delightful picturesque village. Ideally situated within a short walking distance of the High Street shops and amenities, scenic riverside walks and for the mainline railway station providing access to London Paddington in under the hour.

A top floor apartment affording attractively arranged accommodation of 753 sq ft with a delightful wide bay window enjoying stunning views overlooking the River Thames and beyond to the scenic National Trust hills on the Berkshire side of the river above Streatley.

♦ Stunning Views of the River Thames & National Trust Wooded Hillside beyond

♦ Reception Hall

♦ Sitting Room / Dining Room

♦ Study

♦ Kitchen

♦ Master Bedroom with En-Suite Shower

♦ 2nd Bathroom with Bath and overhead Shower

♦ Spacious Communal Parking Forecourt

♦ Underground Parking Space

♦ Glorious Communal Riverside Gardens & Grounds of approx. 4 Acres



## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downs above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically, Goring-on-Thames traces back to Saxon times.

Streatley-on-Thames, on the Berkshire side of the river, is another picturesque village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring-on-Thames is The Swan at Streatley, a luxury 4-star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

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.

Cariad Court is an exclusive development of 32 riverside apartments built in approximately 1975, located in an established and much favoured residential part of the village, adjacent to the 'Conservation Area' and within easy reach of the central shops, amenities and station.

Built on the site of an original late Victorian house, the apartments are set in mature, landscaped gardens and grounds which extend down to the river, incorporating terraced lawns and rockeries together with many specimen trees and shrubs. There is a long direct frontage to the river and a private river inlet along which are situated nine 30' moorings, owned exclusively by Cariad Court residents.



## PROPERTY DESCRIPTION

The apartment which is located on the top floor of the building, enjoys stunning views from its balcony in the Sitting Room, directly overlooking communal grounds and the River Thames. The sunsets are wonderful, with further reaching views beyond to the scenic National Trust hills on the Berkshire side of the River.



## OUTSIDE

Cariad Court is located towards the top of Cleeve Road where an impressive, private, splayed entrance drive leads down to a large Communal Parking Area at the bottom, close to the apartments themselves, off which there is access to a separate Underground Parking Area where allocated parking spaces can be found.

The mature 'park-like' gardens and grounds were originally designed and laid out for Cariad House which was a stately home built in the Tudor style for the Earl of Shrewsbury in the late Victorian era. Approximately 4 acres surround the Apartments which occupy a commanding position approximately 100ft above the River enjoying magnificent Westerly views across to water meadows opposite with the National Trust hills and Berkshire Downlands forming a delightful backdrop in the distance.

There are lawned terraces overlooking the River and low stone walled winding walkways with numerous rockeries and shrub borders. Additionally there is a long direct frontage to the River together with a wooded Eyot.



# 26 Cariad Court, Goring-on-Thames, RG8 9BT

Approximate Gross Internal Area = 70 sq m / 753 sq ft



## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage are connected. Heating via German ceramic thermostatically controlled electric heaters.

**Council Tax:** E

**Energy Performance Rating:** D / 55

**Postcode:** RG8 9BT

**Local Authority:** South Oxfordshire District Council  
Telephone: 01235 422422

## VIEWING

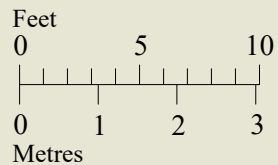
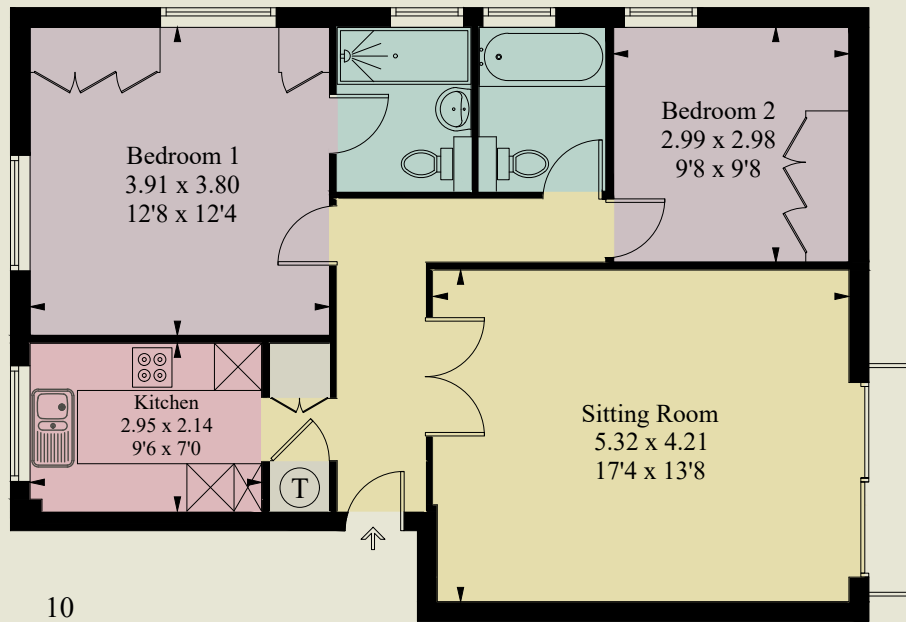
Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring turn right and proceed up the High Street and immediately after the shops turn left into Cleeve Road. Continue straight across at the junction with Glebe Ride and towards the further end of the road, the wide, splayed entrance into Cariad Court will be found off 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.



CREATESPACE DESIGN ref 139

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



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