



9 BELLEME MEWS

GORING ON THAMES ♦ OXFORDSHIRE

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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 mile

Well presented spacious 3 bedroom first floor apartment in the central part of this sought after village.



- ♦ Sitting Room with feature fireplace
- ♦ Fully fitted Kitchen
- ♦ 2 Double Bedrooms
- ♦ Bathroom with Bath and overhead Shower
- ♦ Ensuite shower room
- ♦ 3rd Bedroom/Study
- ♦ Lobby with stairs leading to first floor
- ♦ Allocated parking
- ♦ Communal outdoor space



LOCATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downslands 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, a Bank, 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.

N.B. Crossrail services are scheduled to be commencing from Reading in 2019 which together with the electrification of the line will 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.

PROPERTY DESCRIPTION

The apartment is approached from the communal private courtyard. The front door opens into a small hallway with stairs to the first floor. The landing area is lovely and light with a feature skylight. The sitting room is well presented with a large window overlooking the front of the property. The Kitchen is fully fitted with integrated appliances and has space for a dining table also. The master bedroom is of a very good size with good storage space. The ensuite shower room is well presented. The 2nd double bedroom also has a fitted wardrobe and offers good space. The 3rd bedroom is a single room/study. The family bathroom has a bath with an overhead shower.

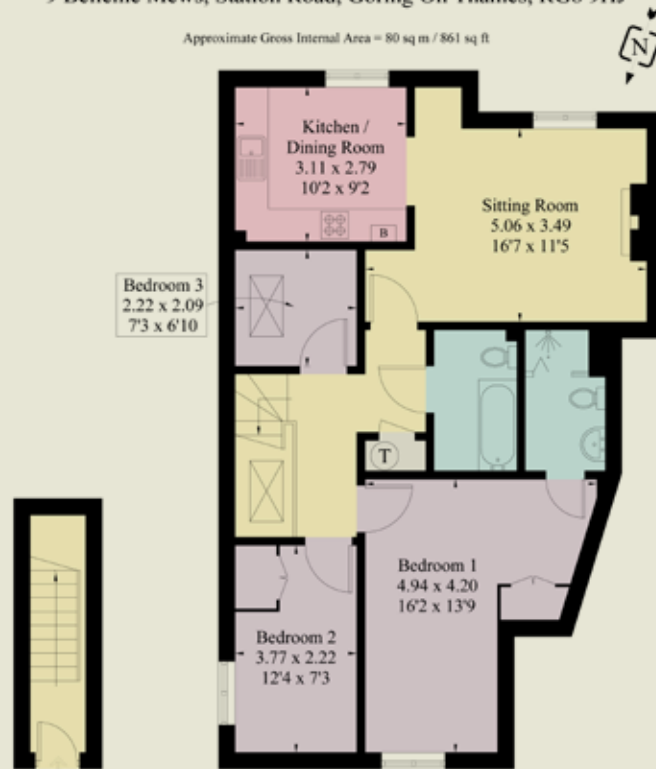
OUTSIDE

There is allocated parking and a lovely communal outdoor space for al fresco dining.



9 Belleme Mews, Station Road, Goring On Thames, RG8 9HJ

Approximate Gross Internal Area = 80 sq m / 861 sq ft



Entrance Hall
Ground Floor

First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 208068

This plan is for layout guidance only. Drawn in accordance with BS's guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compare bearings before making any decisions reliant upon them.

GENERAL INFORMATION

Services: Gas Central heating and mains drainage.

Council Tax: D

Postcode: RG8 9HJ

Energy Efficiency Rating: C

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

DIRECTIONS

From our offices turn left and take the next left turning into Manor Road. Follow the road around past the John Barleycorn Public House. Belleme Mews is located on the left handside. Go under the properties into the communal parking area and number 9 is located to the far left.

VIEWING

Strictly by appointment through Warmingham & Co

DISCLAIMER

N.B. 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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