



LOVELL LODGE

18 MILLDOWN ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour) -
5 mins walk ♦ Reading (London, Paddington 27 minutes) - 10 miles
♦ M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames -
12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles
(Distances and times approximate)

Situated in a much sought after road within this picturesque Thames-side village and close walking distance of the highly regarded primary school, extensive shops & amenities, and mainline train station providing access to London Paddington in under the hour.

A detached chalet bungalow, built for the late owner in 1955, in a wonderful south facing plot of approaching one third of an acre (0.259 of an acre), offering scope for renovation or development subject to relevant planning permission.

♦ Sought After Residential Area In Award Winning Thames-Side Village Within Walking Distance Of The Village Centre, Primary School, Mainline Railway Station & Scenic Riverside

♦ Detached Chalet Bungalow Offering Scope For Redevelopment Subject To Relevant Planning Permission

- ♦ Entrance Hall
- ♦ Kitchen
- ♦ Dining Room
- ♦ Sitting Room
- ♦ Sun Room
- ♦ 3 Bedrooms (Ground Floor)
- ♦ Family Bathroom

- ♦ First Floor
- ♦ Large Bedroom with Built In Wardrobes and Eaves Storage
- ♦ Toilet

- ♦ Gated Driveway Parking
- ♦ Detached Garage

♦ Outside Utility Room with Attached Workshop

- ♦ 1,431 sq ft
- ♦ South Facing Rear Garden
- ♦ Plot Size 0.259 of an Acre



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands opposite 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 area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School, but also Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Briton"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs) and football, cricket & tennis all with popular and long established clubs.

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 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.

Milldown Road is an established 'no through' residential road situated off the Wallingford Road, comprising mainly older properties dating from around the turn of the last Century, largely built using local bricks from the Woodcote kiln and with the attractive architectural detailing and features associated with the Victorian and Edwardian eras.

PROPERTY DESCRIPTION

Built in 1955 for the late owner, Lovell Lodge is a detached chalet style bungalow sitting within a good sized plot of 0.259 of an acre. Having never before been on the market, the property offers a wonderful opportunity for extending or redeveloping, subject to relevant planning permission. The house has accommodation of 1,431 sq ft and is one of the only bungalow's left on the road. It has a detached garage with a separate utility room and a workshop. An early viewing is advised.

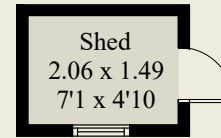
OUTSIDE

The property has a low brick wall to the boundary and then a gated driveway with parking for several cars. The remainder front is laid to lawn. A secure gate takes you to the back garden which is south facing and offers a lovely aspect. With hedged and fence boundaries, the garden is in 2 parts. Immediately from the property is a lawned garden with pond and then a copper beech hedge with archway in the middle takes you through to the rear garden with a more natural feel and a beech tree boundary. The gardens are a huge asset to the property and the total plot is 0.259 of an acre.

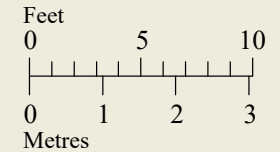


Lovell Lodge, 18 Milldown Road, Goring on Thames, Oxfordshire, RG8 0BA

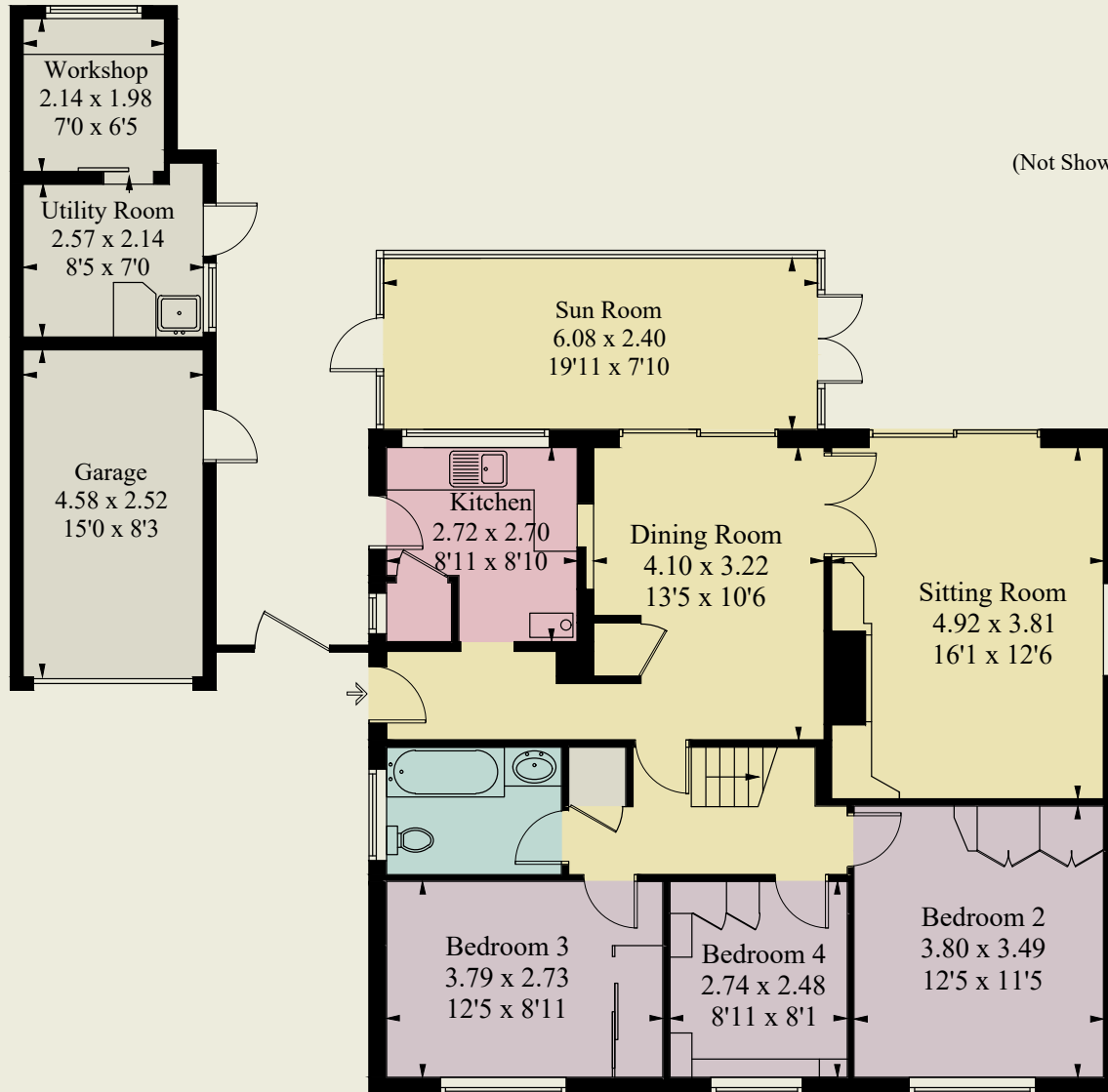
Approximate Gross Internal Floor Area = 133 sq m / 1431 sq ft
 Limited Use Area = 60 sq m / 645 sq ft Outbuilding = 25 sq m / 269 sq ft
 Total = 218 sq m / 2346 sq ft



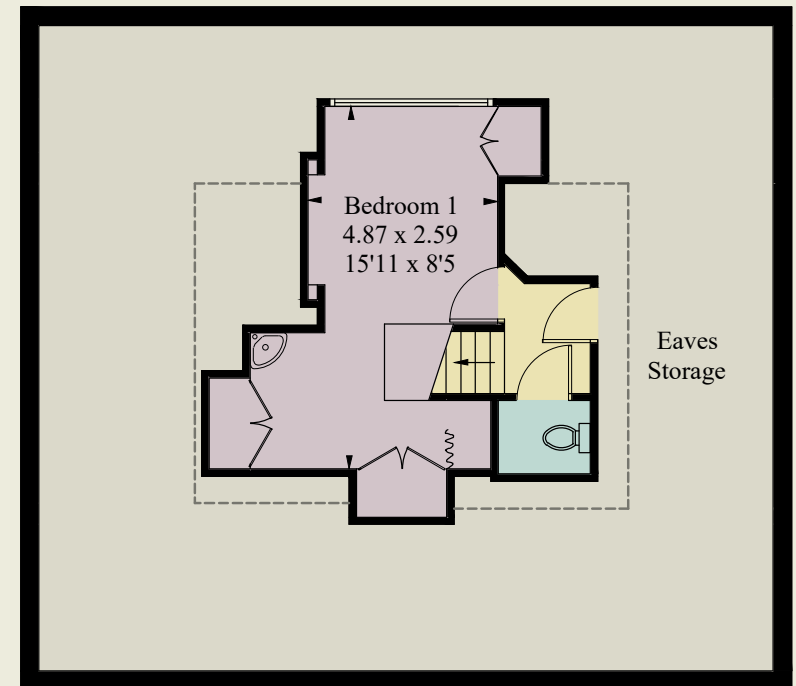
(Not Shown In Actual Location / Orientation)



= Reduced head height below 1.5 m



Ground Floor



First Floor

CREATESPACE DESIGN ref 494

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



GENERAL INFORMATION

Services: All main's services are connected. Central heating and hot water from gas fired boiler located in the kitchen.

Council Tax: E

Energy Performance Rating: D / 64

Postcode: RG8 0BA

Local Authority: South Oxfordshire District Council

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. At the railway bridge junction turn left onto the Wallingford Road. Proceed along this road taking the third turning right into Milldown Road. Lovell Lodge will be found about halfway down 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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