



5 QUEENS COURT

GATEHAMPTON ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

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Mainline Station - 2 mins walk ♦ Goring Centre and River - ¼ mile

♦ Reading - 10 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles ♦

M4 at Theale (J12) - 9.5 miles ♦ Henley on Thames - 12 miles

(Distances and times approximate)

Set in a delightful development within this 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 semi detached 2 bedroom bungalow affording attractively arranged accommodation and with the adding benefit of its own private patio garden.

♦ Parking Forecourt With Allocated Parking for 2 Cars

♦ Private Front Door

♦ Hallway

♦ Spacious Sitting/Dining Room

♦ Fitted Kitchen

♦ 2 Bedrooms

♦ Shower Room

♦ Private Patio Garden

♦ Store Shed



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.

QUEENS COURT

Built in 1993, Queens Court occupies an elevated site overlooking Gatehampton Road and comprises an exclusive private development of 16 dwellings in 2 individually designed detached buildings which front onto an attractively landscaped central Courtyard. At the front is a large parking area approached off Gatehampton Road over a wide sweeping entrance drive flanked by lawned banks.

The rear of Queens Court adjoins Sheepcot Recreation Field which lies at the foot of the Chilterns escarpment giving an amazing scenic backcloth. From the front benefiting from the elevation there are views across to the National Trust wooded hillsides on the Berkshire side of the River.

PROPERTY DESCRIPTION

5 Queens Court is situated on the left and is the only "bungalow" style property within the development. Entrance is under a wooden porch into the hall which has a cupboard and pretty triangular window. The hall extends through to the sitting/dining room which has French doors leading out onto the Patio garden and fitted kitchen to the other end. There are 2 double bedrooms, both with fitted wardrobes and a separate shower room.

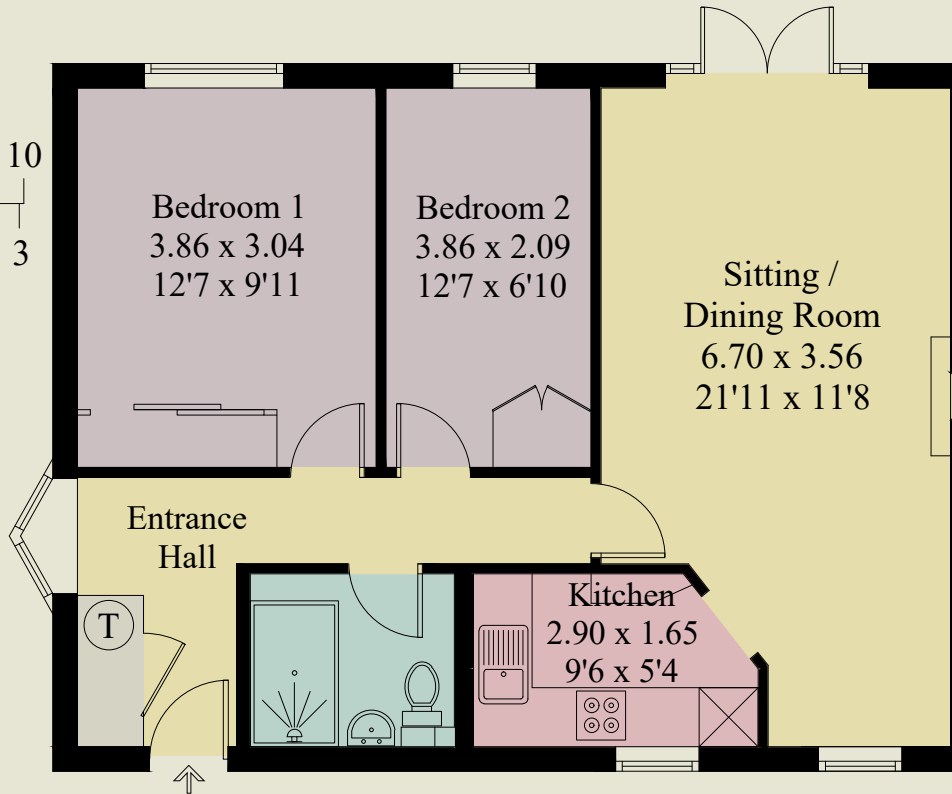
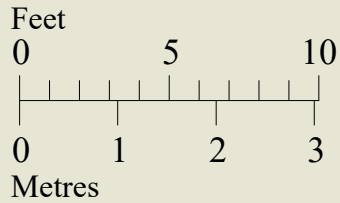
OUTSIDE

The property benefits from having its own private west facing patio garden which runs the entire length of the bungalow, perfect for "al fresco" dining. The extensive frontage laid with paviors provides ample parking space with bays separated by well planted beds and borders. Each Apartment has 2 designated parking spaces. The central Courtyard separating the two buildings is similarly laid with paviors with raised brick planters and a large central bed and numerous specimen shrubs and trees including a Himalayan Birch. Each Apartment also has a brick built lock-up Store Shed. There is a rear pedestrian gate for Queens Court residents only giving access into Sheepcot Field.



5 Queens Court, Goring on Thames, Oxfordshire, RG8 0EW

Approximate Gross Internal Floor Area = 60 sq m / 645 sq ft



CREATESPACE DESIGN ref 492

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

GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Heating is from electric night storage heaters. Domestic hot water from dual immersion heaters, allowing day time boost if required, and are on cheaper 'off peak' tariff.

Council Tax: D

Energy Performance Rating: D / 57

Postcode: RG8 0EW

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

Tenure: Freehold. Each dwelling owns 1/16 of the freehold

Length of lease: 103 years (new 125 lease from 25 March 1992)

No annual ground rent

Annual service charge amount £1,168 p.a paid April & October

Service charge review period April

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in Goring High Street, turn right and proceed up to the railway bridge junction where turn right. Continue straight on past the junction with Reading Road and after passing the Railway Station turn next left into Queens Court. No 5 is in the left hand building, first door on the corner.

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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