



THE FLAT, NORFOLK HOUSE

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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GORING ON THAMES ♦ SOUTH OXFORDSHIRE

- ♦ 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

A spacious 1 bedroom apartment in the heart of the village, consisting of the entire first floor of this attractive period Victorian corner building

- ♦ Entrance Lobby with built in cupboards, coat rail and staircase leading to first floor
- ♦ Lower landing with Bathroom
- ♦ Family Bathroom with Bath and Overhead Shower
- ♦ Sitting/Dining Room with feature fireplace
- ♦ Fully fitted Kitchen
- ♦ Double Bedroom
- ♦ Gas Central Heating



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 each overlooking the River as it flows downstream from Oxford 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 Graham's immortal book "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 approx. 2019 which together with the electrifying of the line will significantly improve travelling times to 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 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 luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.

PROPERTY DESCRIPTION

An elegant period apartment occupying the first floor of an historic late Victorian building of impressive architectural design incorporating an angled bay with attractive period accommodation.

There is an Entrance Lobby, leading to first floor accommodation with lower landing giving access to Bathroom. The bathroom has a bath and overhead shower. On the first floor is a landing with the Kitchen and Sitting/Dining Room off on the left and Bedroom to the right. The kitchen is fully fitted and of modern design. The Sitting room has a beautiful feature bay giving a view of outside. The bedroom is very spacious and located on the Ferry Lane side, which is a quiet lane leading to the River Thames.

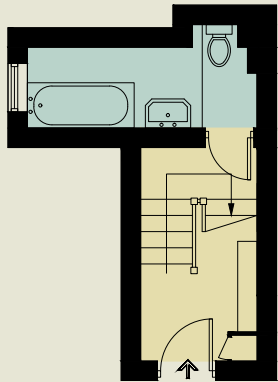
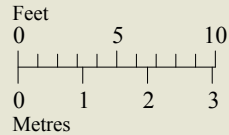
OUTSIDE

There is no parking with the apartment, but there is plenty of parking available nearby.

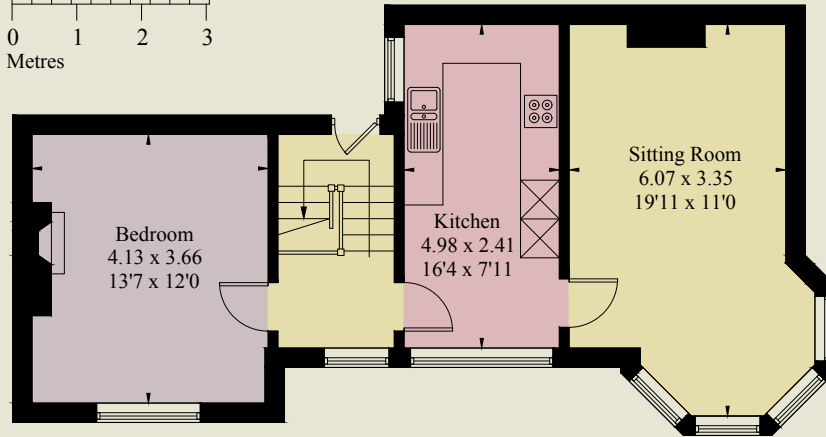


Flat, Norfolk House Mews, Ferry Lane, Goring, Reading, RG8 9DX

Approximate Gross Internal Area = 65.7 sq m / 707 sq ft



Ground Floor



First Floor

GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from a gas fire boiler located in the kitchen.

Council Tax: Band C

Postcode: RG8 9DX

Energy Efficiency Rating: D

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

DIRECTIONS

From our offices turns left and follow the road round into station road. The Flat, Norfolk House can be found opposite the John Barleycorn and above Ferry Lane Florist. The entrance is the blue front door on Ferry Lane.

VIEWING

Strictly by appointment through Warmingham & Co

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.

FLOORPLANZ © 2017 0203 9056099 Ref: 190487

This plan is for layout guidance only. Drawn in accordance with RICS 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 & compass bearings before making any decisions reliant upon them.



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