



# 12 GARTON END

CRAYS POND ♦ OXFORDSHIRE

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Woodcote - 1 mile ♦ Reading - 6 miles ♦ Pangbourne on Thames  
- 3 miles ♦ Oxford - 21 miles ♦ Henley on Thames - 13 miles ♦  
M4 at Theale (J12) - 8 miles ♦ M40 at Lewknor (J6) - 17 miles  
♦ Newbury - 15 miles ♦ Wallingford - 7 miles

(Distances approximate)

Situated on the fringe of this small rural village directly overlooking attractive countryside with distant views across to the 'Goring Gap' and very conveniently placed for access to local towns and villages such as Reading, Wallingford, Henley on Thames, and Goring on Thames. Additionally the property is but a 4-5 minute drive to a nearby mainline railway station affording access to London Paddington in under the hour.

A delightful and spacious semi-detached family house, benefitting from a recent extension to offer a large kitchen breakfast room overlooking the garden. With 3 / 4 bedroom accommodation and 2 bathrooms, the property has well appointed rooms of approximately 1668 sq ft. inclusive of garage.

♦ Spacious Private Driveway & Forecourt

♦ Reception Hall

♦ Sitting Room

♦ Family Room/Bedroom 4

♦ Kitchen Breakfast Room

♦ Utility Room

♦ Shower Room

♦ Landing

♦ 3 Bedrooms

♦ Family Bathroom

♦ Single Garage

♦ Timber Store Shed

♦ Delightful Mature Gardens and Grounds



## SITUATION

Crays Pond is a small rural hamlet community situated on high ground on the southern edge of the Chilterns in an area of 'Outstanding Natural Beauty' to the north of Reading just above the scenic Thames Valley. Centred around an historic Pond, the village is ideally placed with excellent road communications for Reading, Wallingford, Henley and the M4 and M40 motorway networks.

The riverside villages of Pangbourne and Goring are both easily accessible, each offering established shopping centres and a range of facilities, including modern health centres, and, importantly, mainline commuter stations with regular fast services up to London (Paddington) in well under the hour. There are also a number of restaurants, hotels and olde worlde inns in the immediate local area.

The nearby village of Woodcote offers everyday shopping facilities including a Co-Op supermarket open seven days a week, convenience stores, modern health centre and highly rated primary and secondary schools.

In addition to having well revered and outstanding local state primary and secondary schooling at both Woodcote and Whitchurch Hill, the area is also extremely well served by an excellent range of private schooling, of particular note; 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 major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

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.

## PROPERTY DESCRIPTION

Approached over a spacious open driveway the front door takes you into the hallway with stair access. At the end is a sitting room with woodburner and next to this is a family room which could double up as bedroom 4. The kitchen breakfast room is a vast space, overlooking the garden and having the benefit of 2 roof windows giving masses of light. Bi-fold doors fully open to the garden giving a wonderful inside outside connection. From the kitchen is a utility room which has the Megaflo and water softener, then the shower room is at the end. Underfloor heating serves this whole area, from the kitchen through to the utility and shower room. Upstairs there are 3 bedrooms and family bathroom with bath and overhead shower.

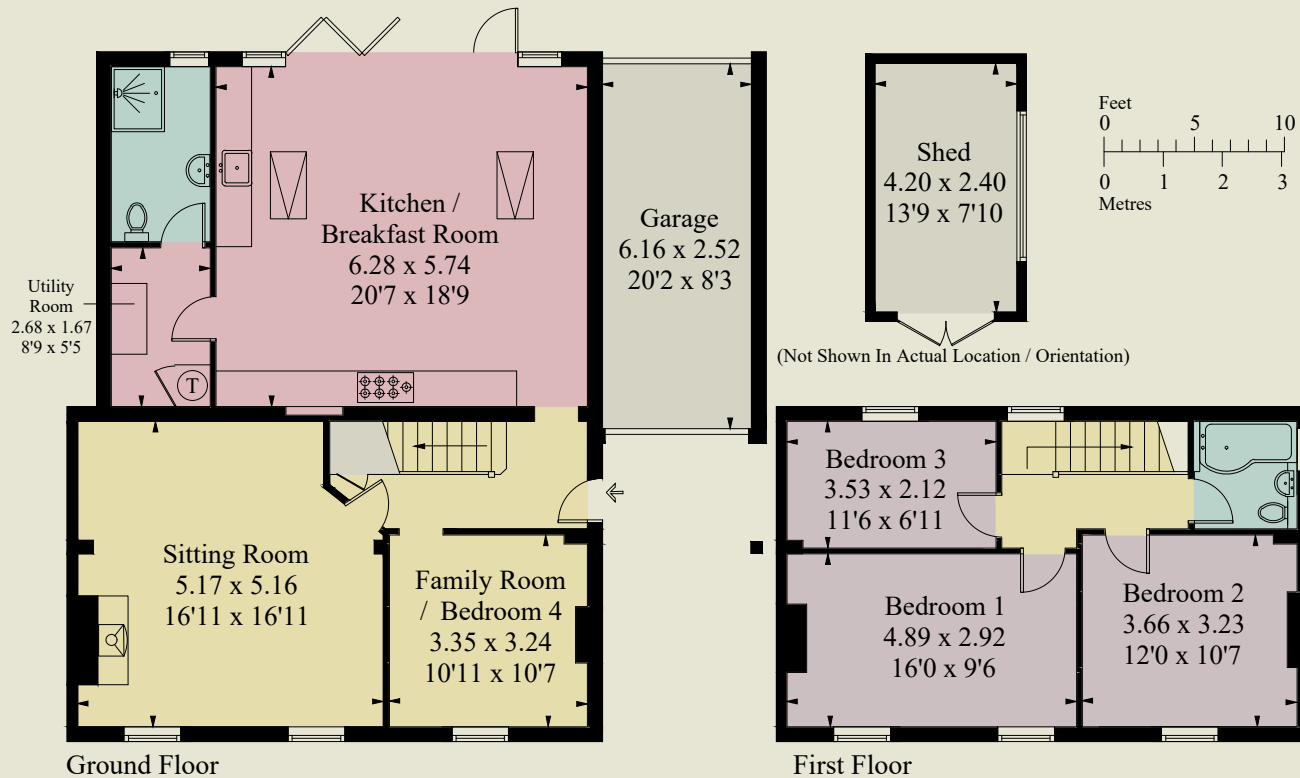
## OUTSIDE

The property occupies an advantageous position tucked away off the main road. The driveway is enclosed behind low hedging, with parking for 2 cars. The garage has an electric roller door to both the front and back and is longer than average. A side timber gate leads to the rear garden which is a wonderful private space. Mainly laid to lawn, it has fenced and hedged boundaries with a large shed for storage.



## 12 Garton End, Crays Pond, Oxfordshire, RG8 7QH

Approximate Gross Internal Area (including Garage) = 155 sq m / 1668 sq ft  
Outbuilding = 10 sq m / 107 sq ft  
Total = 165 sq m / 1776 sq ft



CREATESPACE DESIGN ref 500

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

## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage are connected to the property. Central heating from gas fired boiler and high pressured water from Megaflo. There is a water softener.

**Council Tax:** D

**Energy Performance Rating:** TBC

**Postcode:** RG8 7QH

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

## 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 where at the railway bridge junction bear right onto the Wallingford Road and then next left into Reading Road by the Queens Arms. Follow this road up Whitehill and out of the village and in approximately 2 miles on reaching Crays Pond, Garton End will be found off on the left hand side shortly after entering the village. No 12 is the first off on the left hand side accessed over a private driveway.

## 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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