



# BONSKIED

26 GATEHAMPTON ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE



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Wallingford - 6 miles ♦ Henley-on-Thames - 13 miles ♦ Reading -  
10 miles ♦ Oxford - 19 miles ♦ Pangbourne-on-Thames - 5 miles  
♦ Newbury - 13 miles ♦ M4 at J12 (Theale) - 10 miles ♦  
M40 at J6 (Lewknor) - 15 miles (Distances approximate)

Situated on the elevated fringe of the village affording delightful far-reaching views across to The Chilterns and being within close walking distance of the surrounding Chilterns countryside and for The River Thames, well revered village primary school, extensive High Street shops and amenities, and mainline railway station providing direct access to London Paddington in under the hour.

Built in the 1930's, this lovely detached house offers flexible accommodation of 1,915 sq ft with an additional double garage located behind the property and south west private garden. There is scope for renovating or extending, subject to relevant planning permission.

♦ Gated Driveway & Front Garden

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Dining Room
- ♦ Sitting Room with Fireplace
- ♦ Kitchen
- ♦ Utility Room
- ♦ Large Boot Room with Shower
- ♦ Second Toilet (accessed from outside)
- ♦ Home Office

- ♦ Landing
- ♦ 5 bedrooms all with Built in Storage
- ♦ Family Bathroom

♦ In all approximately 1,915sq ft

♦ Delightful South West Facing Garden

♦ Detached Double Garage



## 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.

Gatehampton Road lies on the Southern edge of the village, leading out into scenic countryside from where there are panoramic views of the surrounding Chilterns and Berkshire Downlands which face one another on either side of the Thames Valley as the River flows downstream towards Pangbourne. This non-estate road comprises mainly individual detached properties, some dating back to just after the First World War, having good-sized garden plots. There is easy access to the railway station, primary school and for the High Street shops and amenities in the centre of the village. Sheepcote Playing Field and the Tennis Courts are also located in the road and there are numerous country and riverside walks close at hand to enjoy the amazing scenery.

### PROPERTY DESCRIPTION

Bonskied was built in the 1930's and has part brick and rendered elevations under a tiled roof. Entrance is through a bricked porch into the hall with cloakroom, stair access and archway leading you through to the reception rooms. The dining room looks over the front garden and sitting room across the back garden with French doors for access. The sitting room also has a fireplace. The kitchen is full fitted with door leading down onto the terrace, offering a perfect opportunity for "al fresco" dining. There is a generous sized utility room and then door into the boot room which has a shower room, storage and back door, plus door leading into the home office. Upstairs there are 5 bedrooms, 3 doubles and 2 singles. All rooms have built in storage. Bedroom 5 has access to large eaves storage and in addition to this, a loft room with full head height. There is much scope to improve and extend the property, subject to relevant planning permission.

### OUTSIDE

The property has a wide and deep private frontage, gated onto Gatehampton Road. The driveway is fully gravelled with parking for 2 cars. The front lawned area has heavy planting to the side. A gate to the right takes you through to the garden which has a high hedge and part brick boundary, offering privacy. The terrace runs the width of the house and the remainder garden is laid to lawn, facing south west with 2 planted apple trees. From the property's boundary to the front, the driveway continues behind the house and leads to the double garage with 2 up and over doors and further parking in front, which is a huge asset to the house.

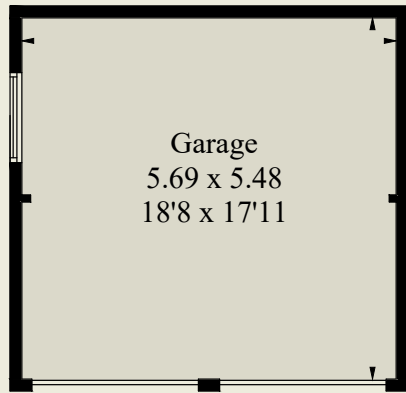
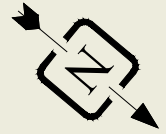


# Bonskield, 26 Gatehampton Road, Going on Thames, Oxfordshire, RG8 0EP

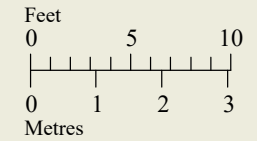
Approximate Gross Internal Area = 178 sq m / 1915 sq ft

Limited Use Area = 25 sq m / 269 sq ft      Garage = 31 sq m / 333 sq ft

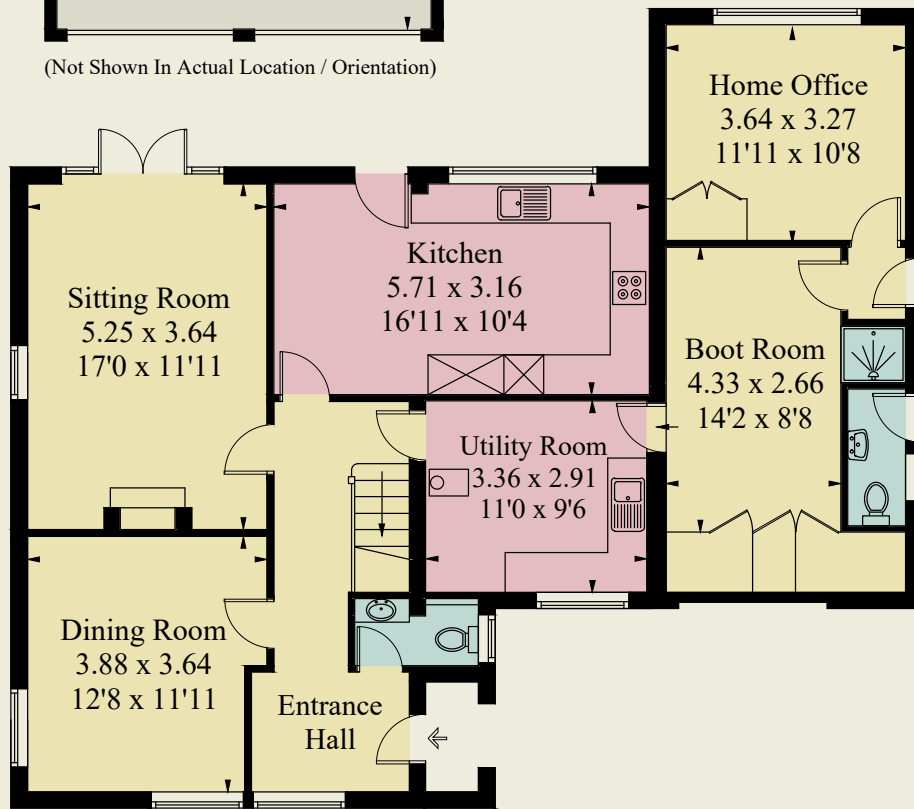
Total = 234 sq m / 2518 sq ft



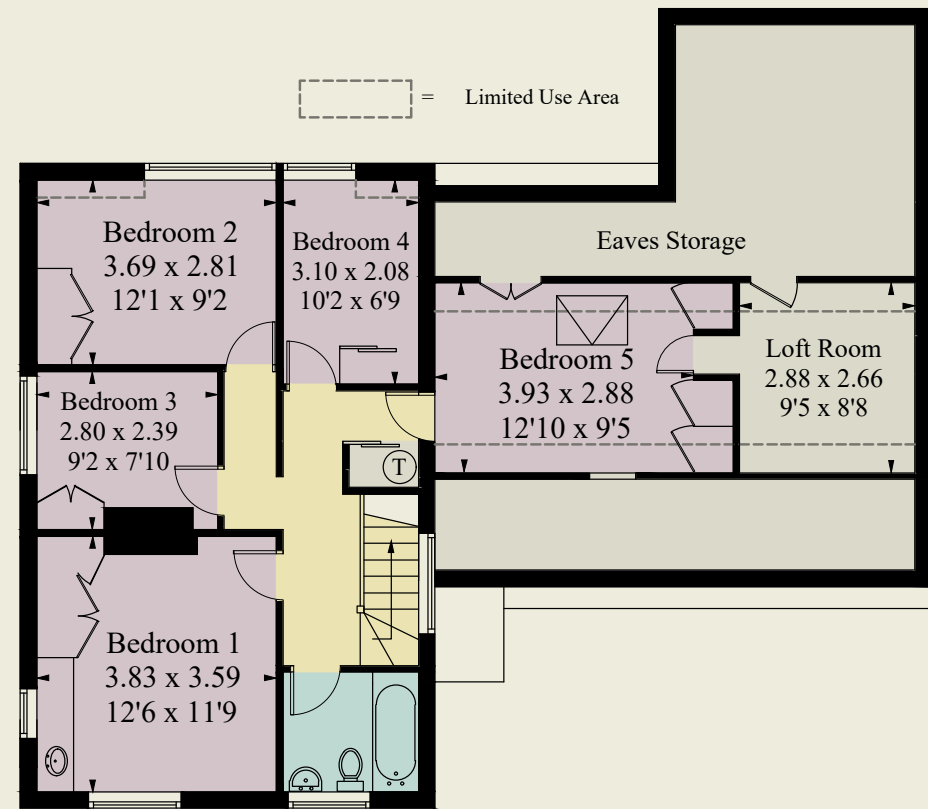
(Not Shown In Actual Location / Orientation)



= Limited Use Area



Ground Floor



First Floor

CREATESPACE DESIGN ref 499

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



## GENERAL INFORMATION

**Services:** Mains gas, electricity, water, and drainage are connected to the property, with central heating and hot water from gas fired boiler.

**Council Tax:** F

**Energy Performance Rating:** 62 D

**Postcode:** RG8 0EP

**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-on-Thames, turn right and proceed up to the top of the High Street. At the railway bridge junction, turn right again and follow this road past the station into Gatehampton Road. Carry on along the road and Bonskied will be found on the right hand side about half way along.

## 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.



**Warmingham**  
www.warmingham.com

**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

