



# 9 FERNE CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour) -  
4 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 favoured quiet no through road within the elevated part of this delightful picturesque Thames-side village easily accessible for the High Street shops and amenities, the scenic riverside, and mainline railway station providing access to London Paddington in under the hour.

Enjoying a corner position with larger than average gardens and grounds of approximately 0.2 of an acre an attractive and spacious 4 bedroom family house of approximately 1,991 sq ft including 3 reception rooms and detached garage with ample driveway parking.

- ♦ Private Driveway
  - ♦ Detached Garage
- 
- ♦ Covered Entrance Porch
  - ♦ Reception Hall

- 
- ♦ Sitting Room
  - ♦ Dining Room
  - ♦ Kitchen/Breakfast Room
  - ♦ Utility Room with Cloakroom
  - ♦ Conservatory

- 
- ♦ Landing
  - ♦ Main Bedroom With En-Suite Shower Room
  - ♦ 3 Further Bedrooms
  - ♦ Family Bathroom

- 
- ♦ Delightful Mature Landscaped Gardens and Grounds of approximately 0.2 of an acre



## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands 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, with the full service scheduled to commence in 2022, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

## PROPERTY DESCRIPTION

9 Ferne Close is of traditional cavity construction with attractive brick elevations under a pitched tiled roof incorporating a number of contemporary features typically associated with Gough Cooper, who were renowned for their flair, design and build quality.

Enjoying views over to the scenic National Trust hills on the Berkshire side of the river above Streatley on Thames which are captured from the balcony of the main bedroom, the property is attractively laid out with generous reception space which overlooks the beautiful gardens from multiple angles. With 2 bathrooms and 4 bedrooms, 3 being doubles and 1 single, the property would benefit from further modernisation.

## OUTSIDE

The front of the property is flanked by bountiful borders, full with colour and incorporating lawned areas. The pavior driveway extends round to meet the front of the garage and connecting open porch, offering ample parking for several cars. There is a side garage door and area behind the garaging for additional storage.

The rear garden can be assessed from the side gate and takes you through to a terrace coming off the living room. The lawn begins from the side and then opens up across the whole of the back of the house to the far end, benefitting from its corner position. There is a mixture of high hedging and fencing offering total privacy.

The garden is larger than average and is a key feature of the whole property. With plentiful borders throughout and mature shrubs and trees within the mainly lawned area, it provides considerable privacy as well as variable colours for the seasons.

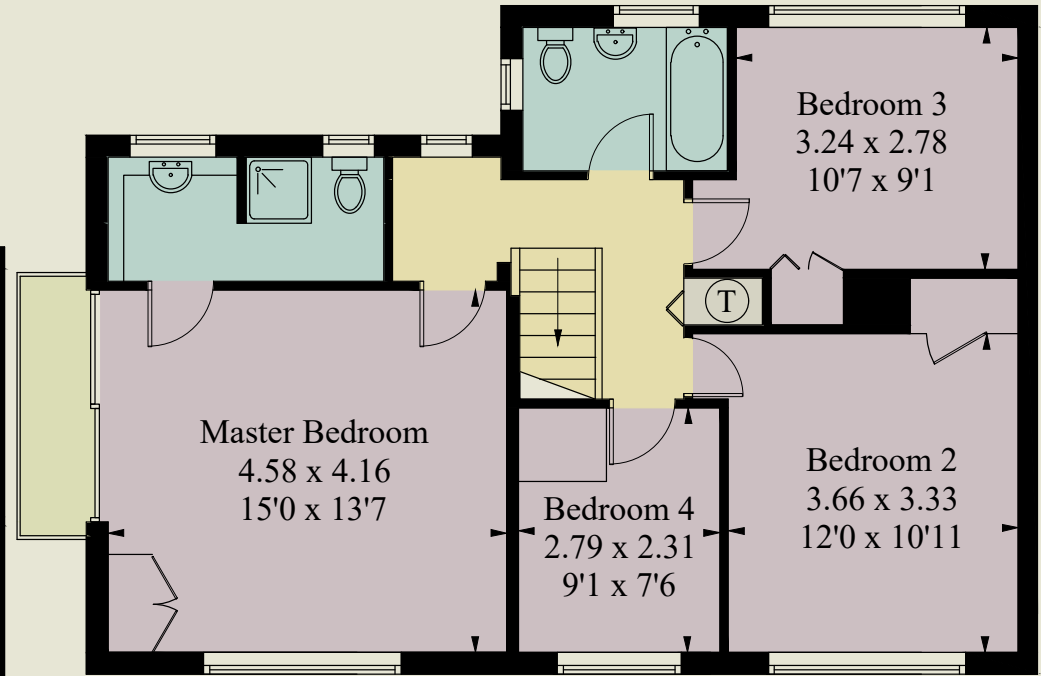
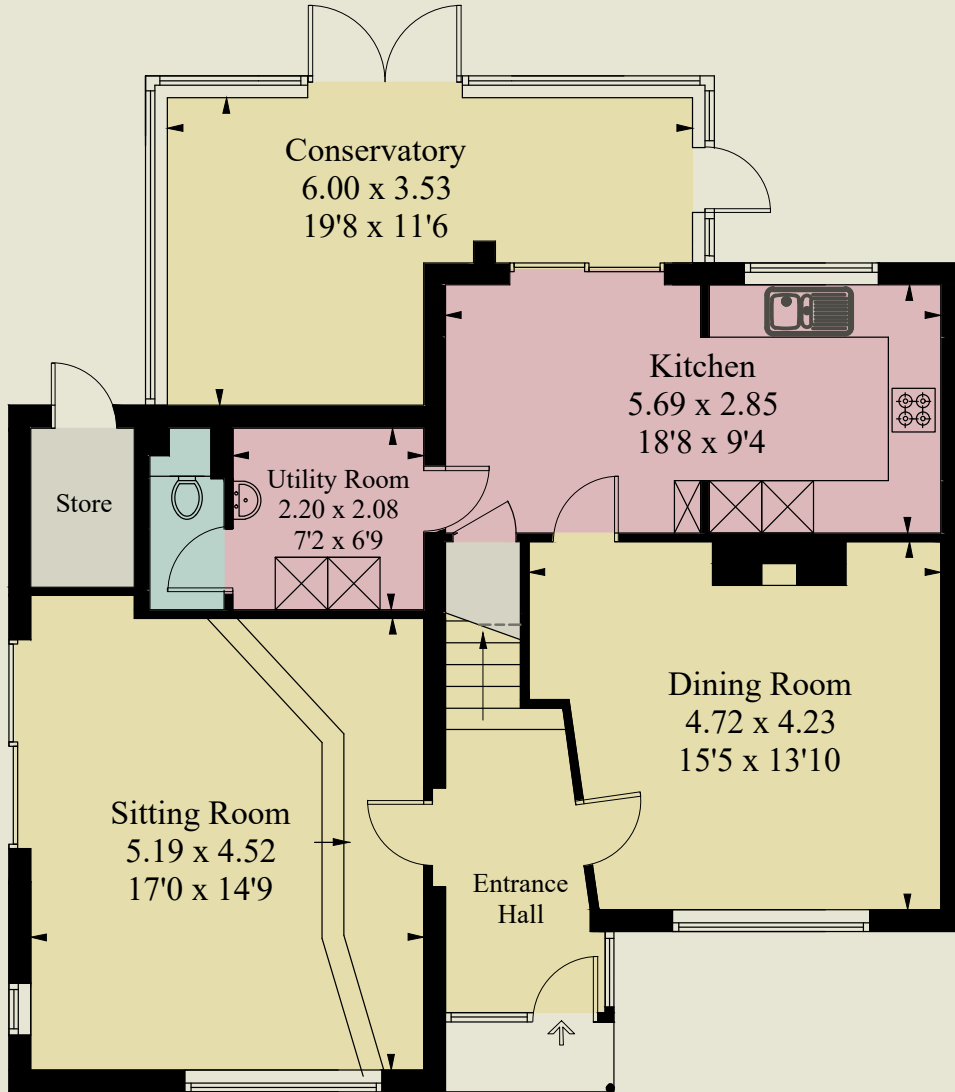


# 9 Ferne Close, Goring on Thames, Oxfordshire, RG8 0AR

Approximate Gross Internal Area = 165 sq m / 1776 sq ft

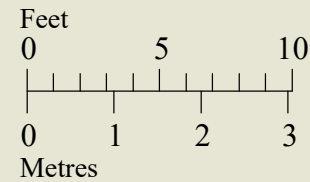
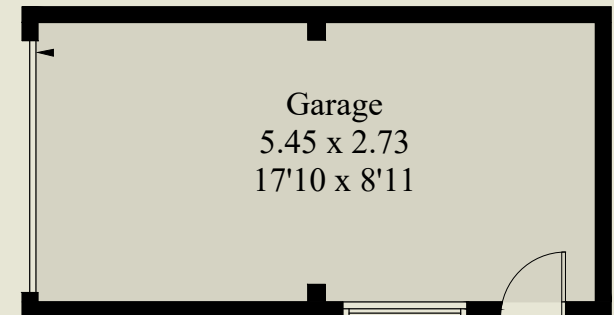
Garage = 20 sq m / 215 sq ft

Total = 185 sq m / 1991 sq ft



First Floor

(Not Shown In Actual Location / Orientation)



Ground Floor

CREATESPACE DESIGN ref 386

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.

**Council Tax:** F

**Energy Performance Rating:** D

**Postcode:** RG8 0AR

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

## VIEWING

Strictly by prior appointment through Warmingham & Co

## DIRECTIONS

From our offices in the centre of Goring turn right and proceed up the high street until you reach the railway bridge. Turning left on to Wallingford Road initially, then take the next right hand turn in to Lockstile Way. Follow the road along for approximately 300 yards whereby you will find the turning for Ferne Close off on your left hand side. No 9 Ferne Close will be found in the far right hand corner with driveway to garage directly in front of you.

## 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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