



# 16 GATEHAMPTON ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

**Warmingham**  
www.warmingham.com

# 16 GATEHAMPTON ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

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.

A semi detached chalet style house with flexible living and bedroom accommodation of approximately 1711 sq ft. The property offers light and airy rooms, set in delightful gardens and grounds to both the front and rear.



---

♦ Gated Driveway & Front Garden

---

♦ Entrance Lobby

♦ Wide hallway

♦ Study/Office

♦ Sitting Room

♦ Kitchen/Breakfast Room

♦ Conservatory

♦ Dining Room/Bedroom 4

♦ Bedroom

♦ Bathroom (downstairs)

---

♦ Landing

♦ 2 Double Bedrooms

♦ Shower Room

---

♦ In all approximately 1711 sq ft

---

♦ Delightful Gardens & Grounds

## 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

Originally a bungalow, 16 Gatehampton Road was converted offering 2 storey accommodation set within a lovely large plot. Entrance is into a lobby area which has good space and door leading through into the main house. The hallway opens up wide and has a large airing cupboard and stair access. At the front of the property is the study/office and sitting room which has a gas fire. There are lovely views of the front garden in both rooms. The kitchen breakfast room leads directly into the conservatory with garden access. On ground level is a bathroom with bath and overhead shower. There are 2 further rooms, one currently being used as a dining room but could be a fourth bedroom and one used as a bedroom. Upstairs, the landing gives access to a large loft space which is accessed at floor level. There are 2 double bedrooms, one with triple built-in wardrobes and both overlook the back garden. The shower room is in-between both rooms.

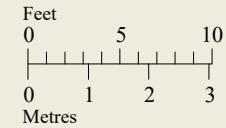
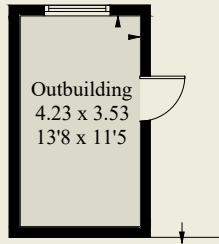
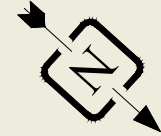
### OUTSIDE

The property has a wide and deep private frontage, gated onto Gatehampton Road. There is a large driveway and pretty borders to the side and front as well as a large lawned area. There is access to the rear garden on the right hand side. The back garden faces west and offers a wonderful private sanctuary. There is a terrace accessed from the house which offers a perfect opportunity for al fresco dining. The gardens are screened by fence and mature hedging as well as pretty lavender borders. Mainly laid to lawn with trees and mature shrubs there is a bricked shed which is joined with next door and a greenhouse which serves the vegetable patch.

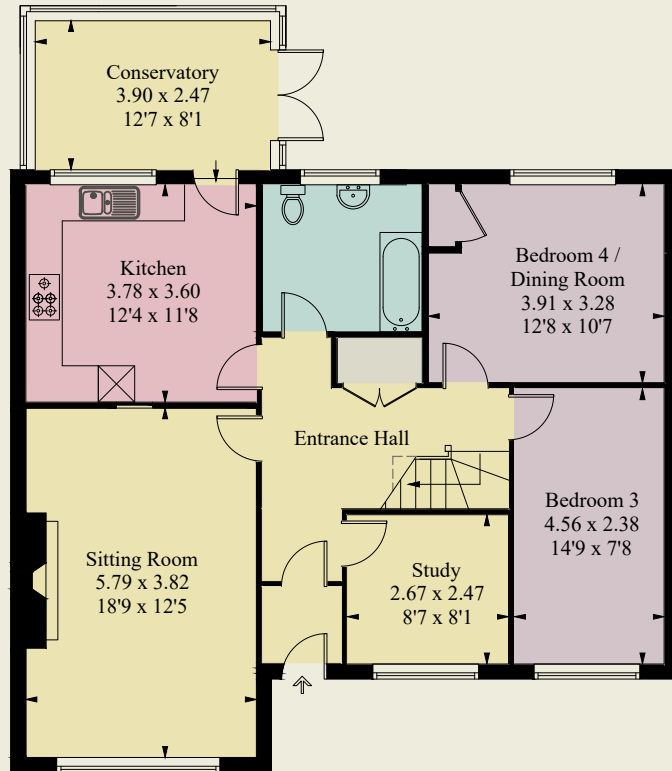


# 16 Gatehampton Road, Goring-on-Thames, RG8 0EP

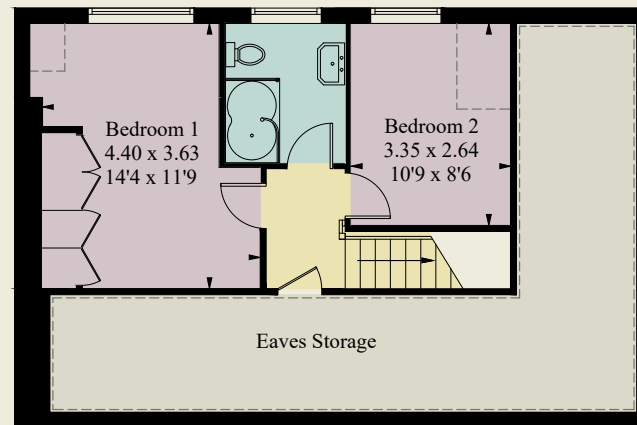
Approximate Gross Internal Area = 131 sq m / 1410 sq ft  
Outbuilding = 6 sq m / 64 sq ft      Limited Use Area = 29 sq m / 312 sq ft  
Total = 166 sq m / 1786 sq ft



 = Limited Use Area



Ground Floor



First Floor



## GENERAL INFORMATION

**Services:** Mains gas, electricity, water, and drainage are connected to the property, with central heating and hot water from gas fired boiler, installed in 2022.

**Energy Performance Rating:** D / 68

**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 16 Gatehampton 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

