



HAYDOWN

GORING ON THAMES ♦ OXFORDSHIRE



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Goring & Streatley Train Station (London Paddington within the hour) 1 mile
♦ Reading 11 miles (London, Paddington 27 minutes) ♦
M4 (J12) 11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles
♦ Oxford 19 miles ♦ Wallingford 8 miles
(Distances and time approximate)

On the edge of this tree lined residential road on the elevated fringe of the village, yet within close proximity to the river Thames, local shops and amenities and mainline railway station providing direct access to London Paddington in under the hour.

A stunning Edwardian property incorporating impressive architectural features and offering accommodation of 7,459 sq ft across 4 floors, set within delightful gardens and grounds of approximately 1.4 of an acre and providing panoramic views across adjoining countryside and Elvendon Valley beyond.

Planning permission has been granted to extend to the side to create a covered patio and above the garage for a large games room.

♦ Private Electrically Operated Gated Access

♦ Impressive Professionally Landscaped Driveway & Forecourt

♦ Lobby

♦ Galleried Reception Hall

♦ Cloakroom

♦ Sitting Room with Log Burner

♦ Dining Room with Fireplace

♦ Kitchen Breakfast Room with Family Area and Wood Burner

♦ Utility Room

♦ Boot Room with Side Porch and Cloakroom

♦ Self Contained Annexe with Bedroom, Kitchen/Sitting Room, Shower Room and Utility Cupboard

First Floor

♦ Main Bedroom with Balcony, Built In Wardrobes and Luxurious Ensuite

♦ 4 Further Bedrooms with Ensuites

Second Floor

♦ "Atrium" Galleried Landing with Large Airing Cupboard

♦ 2 Bedrooms with Ensuites

♦ 1 Further Bedroom

♦ Full height Wine Cellar

♦ Double Garage

♦ Stone Laid Terrace Perfect For 'Al Fresco' Dining

♦ Gardens & Grounds Adjoining Rolling Open Countryside Affording Awe-Inspiring Panoramic Views In All Approximately 1.4 Of An Acre

♦ Planning Permission Granted for Side & Rear Extension over existing garage. Application Number: P24/S0724/HH



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downs 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 world 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.

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.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford 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.



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, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Haydown is a stunning property, occupying a commanding position on the edge of the village. Built in 1907 in the "arts and crafts" era, this prestigious home has been in the ownership by the present owners for many years, who have refurbished and enhanced the original property to great effect. The result is a wonderful 9 bedroom, 8 bathroom family home. Striking in appearance with brick and rendered elevations, Haydown incorporates its true heritage with a fabulous modern twist. Throughout the property are numerous architectural features such as galleried landings, high ceilings and cornicing and original

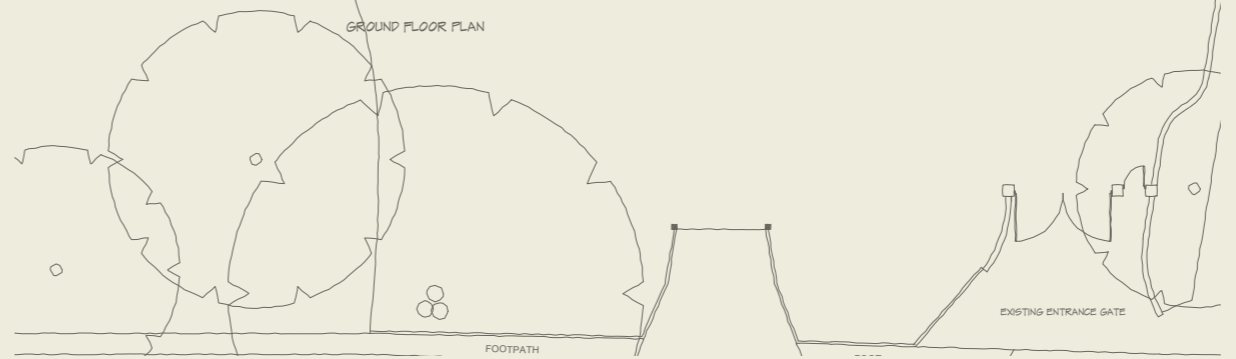
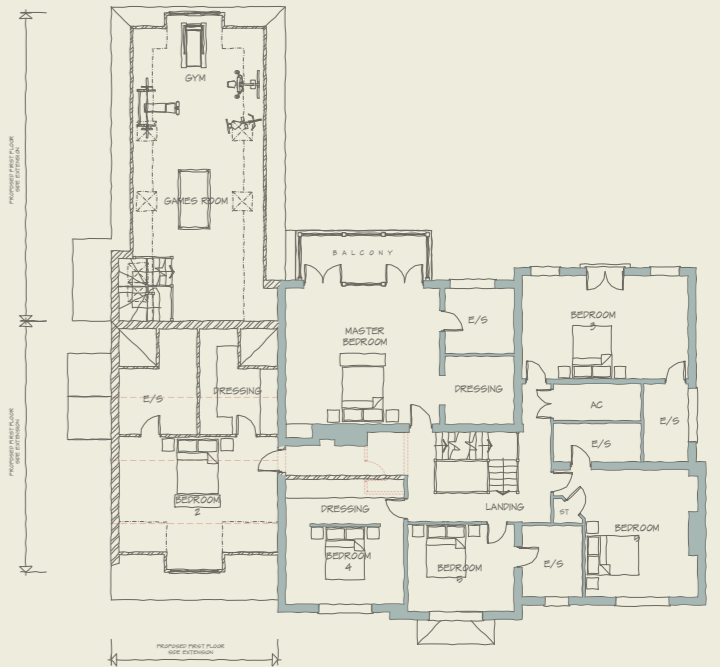
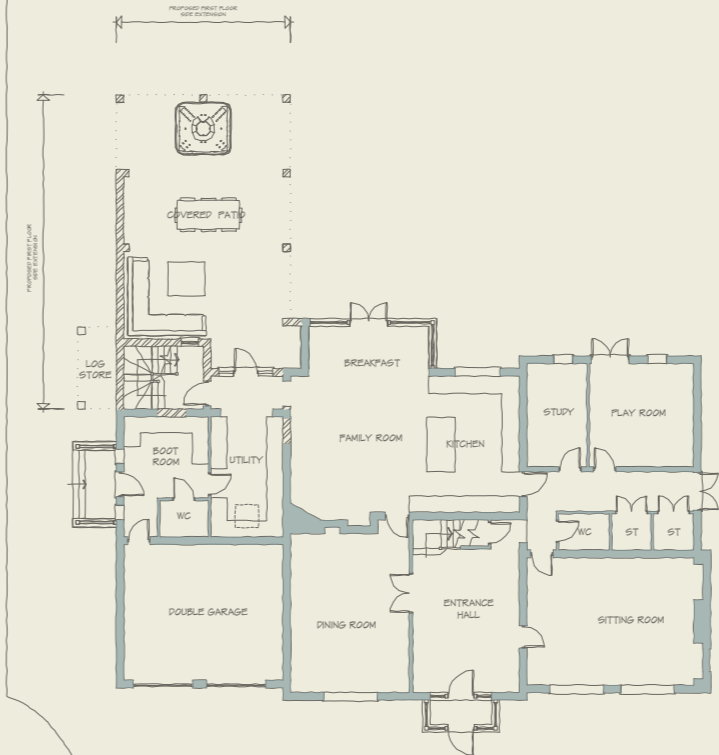
herringbone flooring. Entrance is through oak double doors into a lobby area and then door into the galleried reception hall. Stunning Travertine flooring runs through into most of the downstairs rooms and it has underfloor heating to the main house. Doors then take you through into the sitting room which has a beautiful sandstone fire surround with log burner. The original herringbone flooring has been restored to a high standard. The dining room sits on the other side of the hall and also displays a fireplace. Doors then lead into the generous kitchen breakfast room which sits across the back of the house with bi-folds opening out onto the terrace, creating a connection to outside and a feeling of "inside outside living". The kitchen is a Griggs and Mackay design with quartz worktops and contrasting wood island. A breakfast bar sits overlooking the garden offering a wonderful seating opportunity. There is a family area at the back of the room with a wood burner. A door from the kitchen leads straight into the spacious utility room and there is a separate boot room. The boot room has a cloakroom and shower, plus door leading into the integral garage. With a side porch outside, the boot room is perfect for muddy boots and muddy pets. Another door from the kitchen takes you to the rear lobby with cloakroom and then steps down to the wine cellar. The cellar is full height with power and lighting.

VERIFY ALL DIMENSIONS BEFORE SETTING OUT. CORRECTING WORK OR MAKING ANY SHOP DRAWINGS REPORT ANY DISCREPANCIES TO SUPERVISING OFFICER IMMEDIATELY UPON NOTING IT.

Rev.	Description	Date

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Rev.	Description	Date



ARCHITECTURE AND TECHNICAL SERVICES

CLIENT: Mr & Mrs N. Eikes
 ADDRESS: Haydown, Elvendon Road, Goring, RG8 0DT
 USE: PROPOSED ELEVATIONS

DIARCHI: 272 London Road, Earley, Reading, RG6 1AJ, 0750 779 1187, dnarchitecture@yahoo.com

SCALE: 1:100 (A1) DRAWN: D.NORVAISA DATE: JAN 2020

[DN1007/352C]

ARCHITECTURE AND TECHNICAL SERVICES

CLIENT: Mr & Mrs N. Eikes
 ADDRESS: Haydown, Elvendon Road, Goring, RG8 0DT
 USE: PROPOSED FLOOR PLANS

DIARCHI: 272 London Road, Earley, Reading, RG6 1AJ, 0750 779 1187, dnarchitecture@yahoo.com

SCALE: 1:100 (A1) DRAWN: D.NORVAISA DATE: JAN 2020

[DN1007/351A]

1:100 scale Bar
 This Drawing has been produced for printing onto A1 size paper.
 If printing on A3 please use the scale below for reference.

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From the rear lobby is access into the “self-contained” annexe. The annexe has a double bedroom, kitchen/sitting room with steps out to its own private fenced garden, shower room and utility cupboard. Should an annexe not be required, this space can easily become part of the main house.

The staircase takes you up to the first floor which is a filled with light from the atrium at the top. The main bedroom is at the back of the house and captures the wonderful panoramic views from large windows. French doors then take you on to the balcony providing a seating area to sit and enjoy stunning sunsets. The room itself is spacious with wall-to wall built in wardrobes. The ensuite compliments the bedroom in size, with bath, double sink and separate shower. There are 4 further double bedrooms all with ensembles on the first floor and then the staircase continues up to the second floor. There is a large landing with walk in airing cupboard and then 3 bedrooms, 2 with ensembles. Careful planning and attention have been provided, combining more modern open plan living with that of a rather more traditional nature, in addition to embracing outside living. A wonderful opportunity and an early viewing is advised.

OUTSIDE

Privately approached via electrically operated wrought iron gates, the property enjoys a delightfully mature and quiet setting. Once through the gates the driveway opens up to a large resin and tarmac forecourt affording exceptionally generous parking and an attractive approach. The double garage has 2 electric up and over doors.

The main gardens are at the back of the house and are an absolute delight. Spanning almost the entire width of the house, a tiled terrace of 250 sq metres allow for an “al fresco” lifestyle with views across the Elvendon Valley. Combining hedged and fenced boundaries, the entire grounds extend to approximately 1.4 acres and the garden is mainly lawn with mature shrubs and trees with a natural pond to the boundary with the adjoining fields beyond. The views are magnificent and its elevated setting ensures a clear uninterrupted spectacular sunset is enjoyed.





Haydown, Elvendon Road, Goring-on-Thames, Oxfordshire, RG8 0DT

Approximate Gross Internal Area (including Garage) = 667 sq m / 7179 sq ft

Limited Use Area = 26 sq m / 279 sq ft

Total = 693 sq m / 7459 sq ft



CREATESPACE DESIGN ref 432

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



GENERAL INFORMATION

Services: All main services are connected. Central heating and domestic hot water from gas fired boiler.

Council Tax: H

Energy Performance Rating: D / 62

Postcode: RG8 0DT

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 left onto the Wallingford Road. Proceed along this road for a further ¼ mile and on reaching the small crossroads turn right into Elvendon Road. Towards the further end of Elvendon Road Haydown will be found off on the left hand side just before the brow of the hill opens way to the tree lined country road.

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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