



## 50 CLEEVE DOWN

GORING ON THAMES ♦ OXFORDSHIRE



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Central Goring Shops & Station - 0.6 miles ♦ Wallingford - 6 miles

♦ Pangbourne - 6 miles ♦ Reading - 10 miles ♦ Oxford - 19 miles

♦ Newbury - 14 miles ♦ Henley on Thames - 12 miles ♦

M4 at Theale (J12) - 11 miles ♦ M40 at Lewknor (J6) - 14 miles

(Distances approximate)

In a favoured village on the River Thames between Oxford and Reading, close to all the amenities and within walking distance to the main line Station at Goring & Streatley with commuter train to London Paddington within the hour.

A lovely 3 bedroom house in a quiet no through road with lovely views up to Cow Hill and having a private west facing garden and off road parking.

♦ Popular residential area at the foot of the scenic Elvendon Valley

♦ Excellent road and rail communications

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♦ Front Porch with Entrance Hall

♦ Sitting Room with fireplace

♦ Kitchen/Breakfast Room

♦ Conservatory

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♦ 3 Bedrooms

♦ Family Bathroom

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♦ West Facing Rear Garden

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♦ Outside Store

♦ Off road parking for 1 car



## 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.

## PROPERTY DESCRIPTION

50 Cleeve Down was built in the 1950's and has traditional brick elevations under a pan tile roof. Situated within a stepped terrace of four, the property occupies an advantageous position, set back from the road. An entrance porch leads to the inner hallway, off which is a large triple aspect sitting room, and spacious kitchen/breakfast Room. The conservatory spans the rear of the house, with a useful second entrance and storage area off to one side. To the first floor the landing leads to 2 double bedrooms and a further single bedroom and contemporary fitted bathroom. Have been recently decorated, the property offers light and bright accommodation.

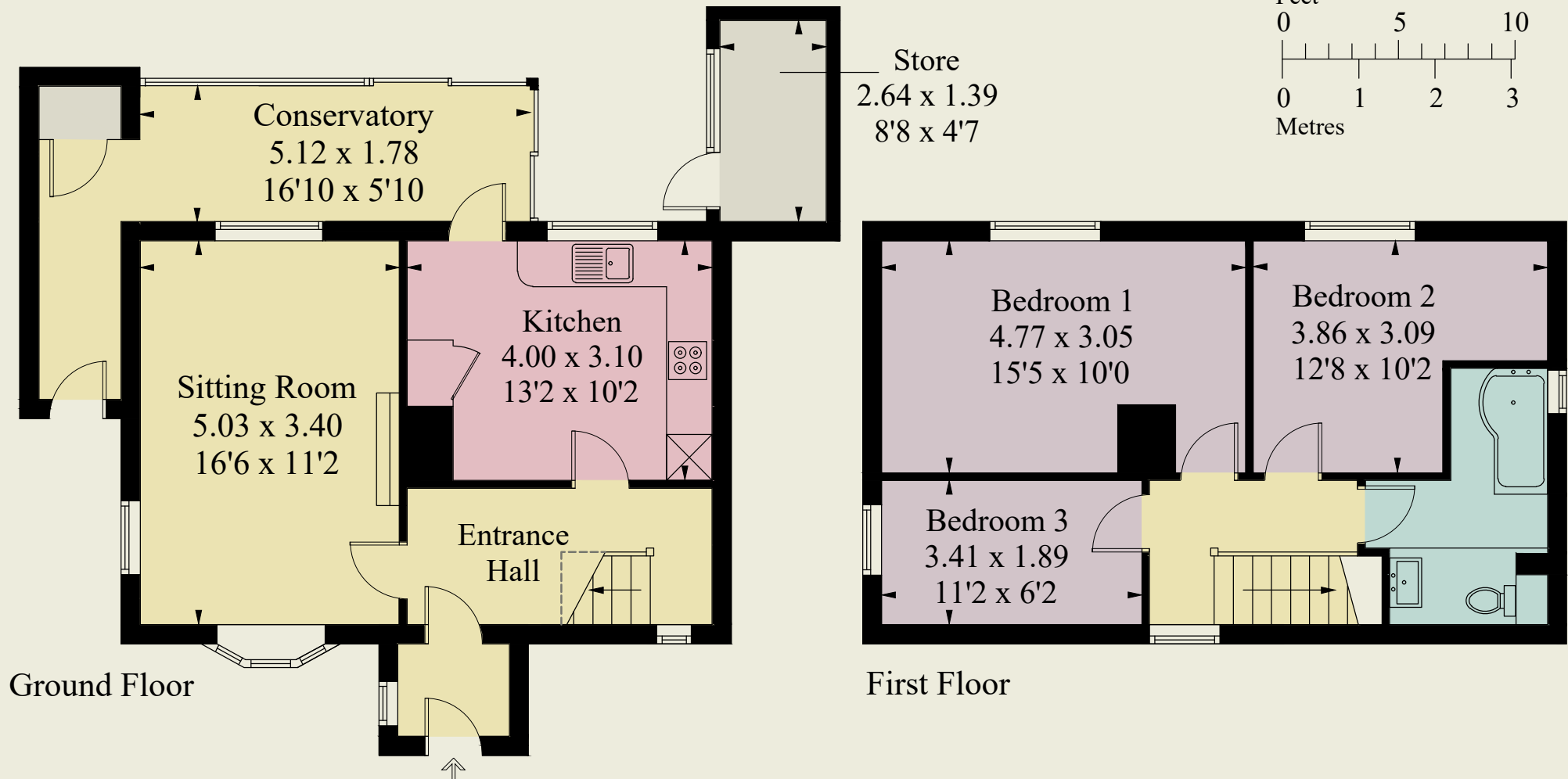
## OUTSIDE

The house has an east/west orientation with a west facing mature and secluded rear garden consisting of a paved courtyard terrace, further lawned area with large storage shed all enclosed by tall hedging. There is a useful store accessed from the garden. To the front of the property is an off road parking space for one car, flanked by a planted east facing garden, with a low fenced and hedged boundary.



# 50 Cleeve Down, Goring on Thames, Oxfordshire, RG8 0HA

Approximate Gross Internal Area = 104 sq m / 1120 sq ft



CREATESPACE DESIGN ref 491

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 hot water from gas fired boiler located in the loft.

**Council Tax:** D

**Energy Performance Rating:** D / 63

**Postcode:** RG8 0HA

**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 bear right and continue up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road (B4009) and in a further ¼ miles turn 4th right into Elvendon Road. At the further end of the road shortly after the junction with Icknield Road you will find the turning right into Cleeve Down. No 50 is just a little way along on the right hand side.

## 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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