



# 17 WHITEHILLS GREEN

GORING ON THAMES ♦ SOUTH OXFORDSHIRE







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Station - less than 5 minutes walk ♦ Reading - 10 miles ♦ M4 at Theale (J12) - 10 miles ♦ Oxford - 19 miles ♦ Henley on Thames - 12 miles ♦ Wallingford - 5 miles ♦ M40 at Lewknor (J6) - 15 miles ♦ Newbury - 13 miles (Distances and times approximate)

Sitting in a tucked away corner position with open views over this favoured road, close to all the village amenities including the main line railway with direct trains to Oxford and London Paddington.

A lovely detached 6 bedroom house offering well proportioned rooms of approximately 3581 sq ft set within stunning south west facing grounds on 0.8 of an acre.



♦ Reception Hall

♦ Cloakroom

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♦ Dining Room

♦ Kitchen

♦ Living Room

♦ Study

♦ Utility Room

♦ Bedroom 6 and Ensuite Shower (downstairs)

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♦ Main bedroom with Ensuite

♦ 4 Further Bedrooms

♦ 2 Family Bathrooms

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♦ Private Driveway

♦ Detached Double Garage with Workshop

♦ Mature Gardens & Grounds of approximately 0.8 of an Acre

♦ Summer House and Greenhouse

## SITUATION

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 as 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.

Occupying a superb elevated location just below the White Hill escarpment which forms the Eastern perimeter of Goring with the expansive Sheepcote Field immediately adjoining on the Southern side, fringe of the village, Whitehills Green is a select development of superior detached houses in an exclusive environment enjoying panoramic views over the surrounding hills and countryside of the Goring Gap.

## PROPERTY DESCRIPTION

17 Whitehills Green is an impressive detached family residence of generous proportions, set in delightful level gardens & grounds of 0.8 of an acre. Extended from its origins to offer a contemporary light and airy home throughout. Entrance is into a spacious hallway with cloakroom and coats cupboard, plus 2 additional storage cupboards further into the house. The hallway leads round to the dining room which is dual aspect, overlooking the front from a bay window and side from French doors, allowing for direct garden access. The kitchen is fully fitted with wooden units. At the back of the property is the sitting room. With views all around, it has sliding doors leading onto the terrace and a wood burner in the corner with limestone surround. Next door to this is a study, perfect for home working. The utility room is on the other side of the house with back door leading to the garaging. From the front hallway, a door leads through to a self-contained ground floor bedroom with ensuite shower room. The room has front aspect via a bay window. Upstairs, all rooms lead off a central landing and there are 2 loft accesses, with the loft being part-boarded. The main bedroom has a wonderful aspect across the garden with sliding doors taking you onto the balcony offering stunning views. There are 2 double built in wardrobes and a generous ensuite with bath and separate shower. 4 further bedrooms and 2 family bathrooms complete the upstairs.

## OUTSIDE

The property has a wide frontage and is approached over a spacious brick paver driveway providing ample parking space for numerous cars, flanked by an expansive neatly lawned front garden. There is a wooden gate then taking you to the side of the property where further parking opens up in front of the detached double garage. The garage has a large up and over door with storage above and there is an electric car charging



point on the side. At the rear is a separate workshop which has a door from the garage, plus door on the side.

The stunning gardens lie mostly to the side of the property, being an advantageous corner plot. With a south west aspect, it offers a wonderfully secluded setting with established evergreen hedging to the boundaries. Coming directly off the house is a terrace and there is an awning for shade, perfect for "al fresco" dining and entertaining. The gardens are mainly laid to lawn and feature many flower borders as well as several fruits trees, such as apple, plum and mature trees such as sycamore and eucalyptus. There is a "Mediterranean courtyard" featuring a grape vine and also a summer house, green house and small vegetable and fruit patch. The gardens truly complement this property and an early viewing is advised.





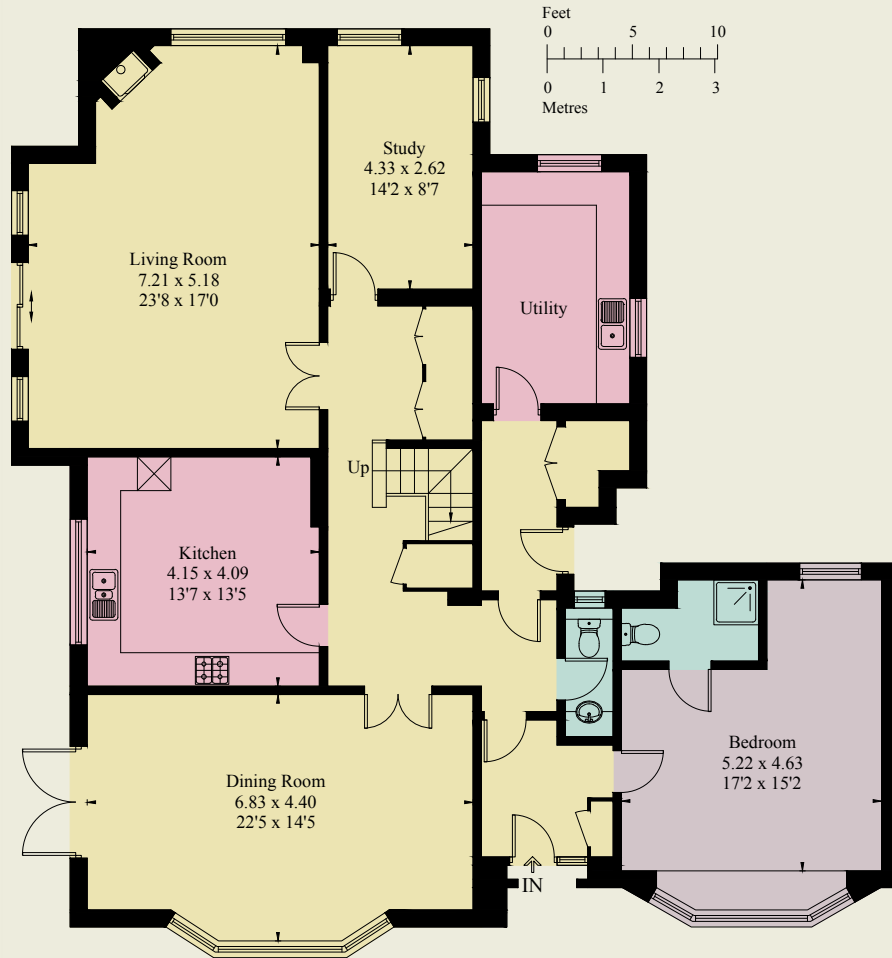


# 17 WHITEHILLS GREEN, GORING READING, RG8 0EB

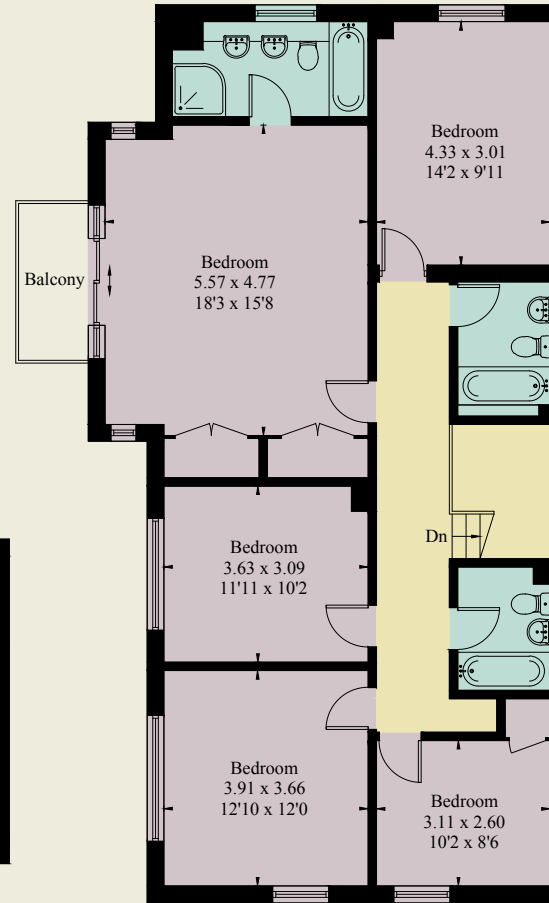
Approximate Floor Area = 280 sq m / 3014 sq ft

Outbuildings = 52.7 sq m / 567 sq ft

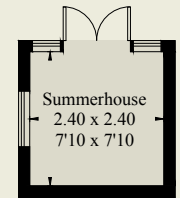
Total = 332.7 sq m / 3581 sq ft



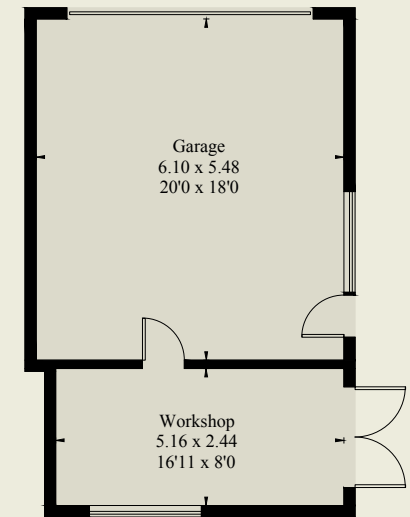
Ground Floor



First Floor



(Not Shown In Actual  
Location / Orientation)



(Not Shown In Actual  
Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #76439





## GENERAL INFORMATION

**Services:** All main services are connected. Central heating and domestic hot water from gas fired boiler with high pressured water tank.

There is cavity wall insulation in the original part of the house and wall insulation in the extension.

**Council Tax:** G

**Energy Performance Rating:** 73 C

**Postcode:** RG8 0EB

**Local Authority:** South Oxfordshire District Council  
Telephone: 01235 422422

## 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. At the railway bridge junction turn right and then next left into Reading Road. The second turning on the right is into Whitehills Green. Follow the road around to the right and No 17 will be found in the far right hand corner.

## 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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