



# 42 WALLINGFORD ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE



# 42 WALLINGFORD ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Reading Centre - 10 miles ♦ Pangbourne on Thames - 5 miles  
♦ Henley on Thames - 13 miles ♦ Wallingford - 5 miles ♦  
Oxford - 20 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at  
Lewknor (J6) - 15 miles (Distances approximate)

Overlooking landscaped gardens and conveniently located for the school, shops and mainline station. A distinctive 3 storey Mews House, one of 5 only, with well-appointed stylish 4 bedroom accommodation including 2 En Suites, together with a part walled rear garden and triple bay parking approached through an exclusive gated entrance.

- ♦ Advantageous end position with side garden area giving good front and rear access
- ♦ Front Porch under tiled roof with hardwood front door
- ♦ Reception Hall with Cloakroom
- ♦ Sitting Room with Cotswold stone fireplace
- ♦ Open plan Kitchen/Dining Room
- ♦ Family Bathroom and 3 Bedrooms on first floor including Guest Bedroom with En Suite Shower Room
- ♦ Master Bedroom with En Suite Shower Room and Study Area on second floor
- ♦ Gas Central Heating complimented by double glazed windows
- ♦ Designated double parking bay in exclusive gated parking area at rear



## 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

A most appealing property of traditional design and having the advantage of being on the end which allows easy front and rear access.

The houses are set well off the village road and overlook a professionally planted garden area boarded by a footpath. The primary school is close by as is a local general stores and the central High Street, River and mainline station are all within easy walking distance.

The extensive accommodation extends over 3 floors and includes a Study area on the top floor landing. The Kitchen and Dining Room are integrated into a spacious multi-functional room with French doors on to the terrace.

The traditionally styled UPVc windows add to the property's appearance and kerb appeal.

A full inspection is highly recommended to appreciate the numerous features and attractive layout of the accommodation.

## OUTSIDE

A deep herbaceous garden area extends across the frontage of the houses set behind a low hedge separating the footpath and which has been planted with a variety of specimen plants, shrubs and trees.

Behind this garden area is a pavior footpath off which are individual paths to each house flanked by neat lawns.

At the side of the house a pedestrian gate gives access to a wide path which leads through to the rear garden.

The garden at the rear is lawned with a patio terrace and is fully enclosed. A rear gate gives immediate access to the parking area.

Across the rear of the houses is a large mainly walled exclusive parking area with designated bays for each with 42 having a double bay at the Southern end behind the house itself.

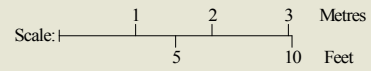
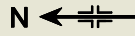
The splayed vehicular access to the parking area is from Elvendon Road through impressive gates between tall brick piers, and the area has courtesy and security lighting.



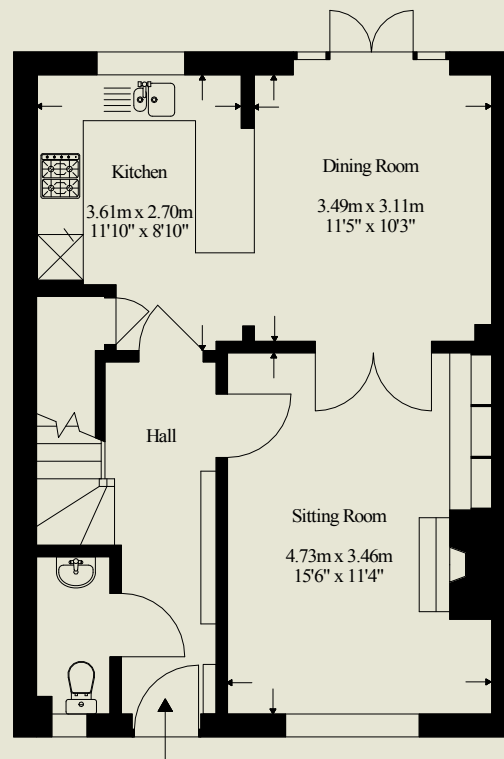
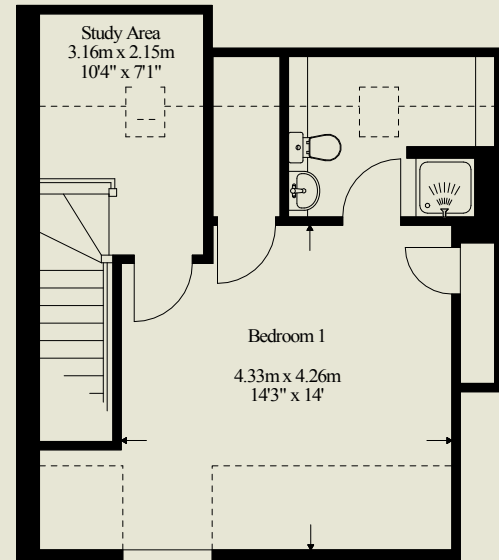
42 Wallingford Road,  
Goring on Thames.

Approximate gross internal area

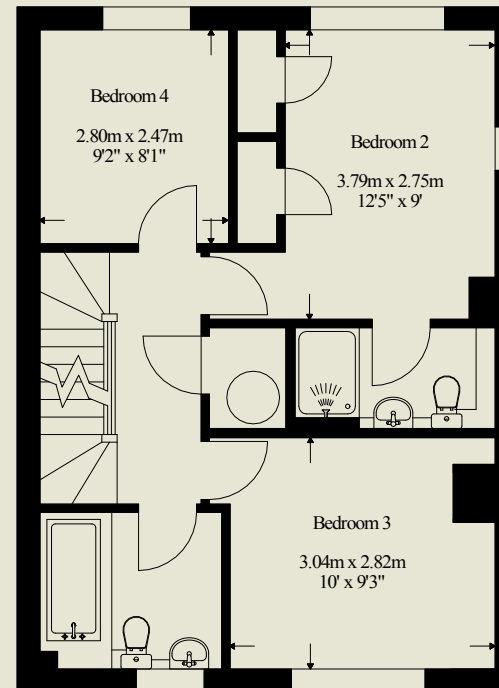
138.2 sq.m. 1488 sq.ft.



Second Floor



Ground Floor



First Floor



## GENERAL INFORMATION

**Services:** All main services are connected to the property. Central heating and hot water from gas wall boiler located in the Kitchen. Secondary hot water from pressure insulated tank and immersion.

**Council Tax:** F

**Energy Performance Rating:** D

**Postcode:** RG8 0BG

**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. Continue along for a further ¼ of a mile upon reaching a small crossroads where Elvendon Mews will be found off on the right hand side just before the turning right into Elvendon Road. No 42 is on the end of the staggered terrace.

## 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

