



1 ELVENDON ROAD

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour)
- 5 Minutes Walk ♦ Reading (London, Paddington 27 minutes) -
11 Miles ♦ M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley on
Thames - 12 Miles ♦ Oxford - 19 Miles ♦ Wallingford - 4.5 Miles
(Distances and times approximate)

Conveniently situated close to the village primary school and easily accessible for the central high street shops and amenities, and for the mainline railway station providing access to London Paddington in under an hour, the property additionally benefits from having a separate garage in an adjacent block.

An attractive 3 bedroom terrace house, benefitting from recent modernisation, affording spacious, modern, and contemporary accommodation of approximately 1,076 sq ft, including private rear lawned garden with shed and garage in separate block.

♦ Entrance Hall

♦ Under-Stairs Cupboard

♦ Cloakroom

♦ Kitchen / Breakfast Room

♦ Sitting Room

♦ 3 Bedrooms

♦ Family Bathroom

♦ Rear Garden & Shed

♦ Separate Garage

♦ In All Approximately 1,076 Sq Ft



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

An attractive and charming 3 bedroom terrace house, benefitting from having been modernised in recent years. Entrance is into a hallway with cloakroom, stair access and understairs cupboard. The kitchen was fitted in 2023 and is a Wren design, with integrated appliances and it overlooks the front of the property. Stripped floorboard in the hallway continue through into the sitting room which has a wall to wall storage unit and French doors leading into the garden. Upstairs there are 3 bedrooms, 2 with built in wardrobes and a family bathroom with bath and overhead shower. On the landing are 2 cupboards and loft access.

OUTSIDE

Externally the grounds at the front are open plan, with path leading down to the front door.

The main garden is at the rear and is fully fenced. There is a patio terrace leading directly off the living room, perfect for "al fresco" dining. There are borders down each side with lawn in-between and a shed at the back for garden storage. A pedestrian gate gives access through into the adjoining car park area & garaging which is approached off a separate access road off Elvendon Road itself. The property has 1 single garage and there is communal parking.

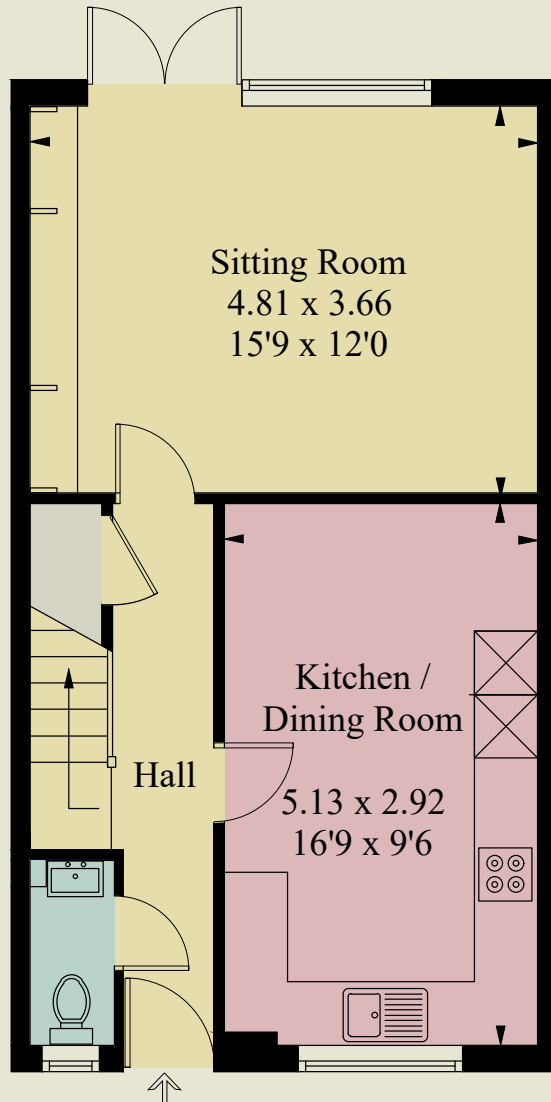
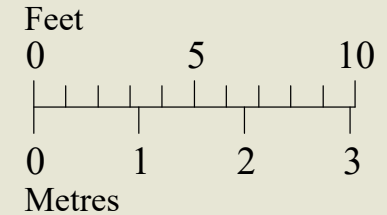


1 Elvendon Road, Goring on Thames, Oxfordshire, RG8 0EA

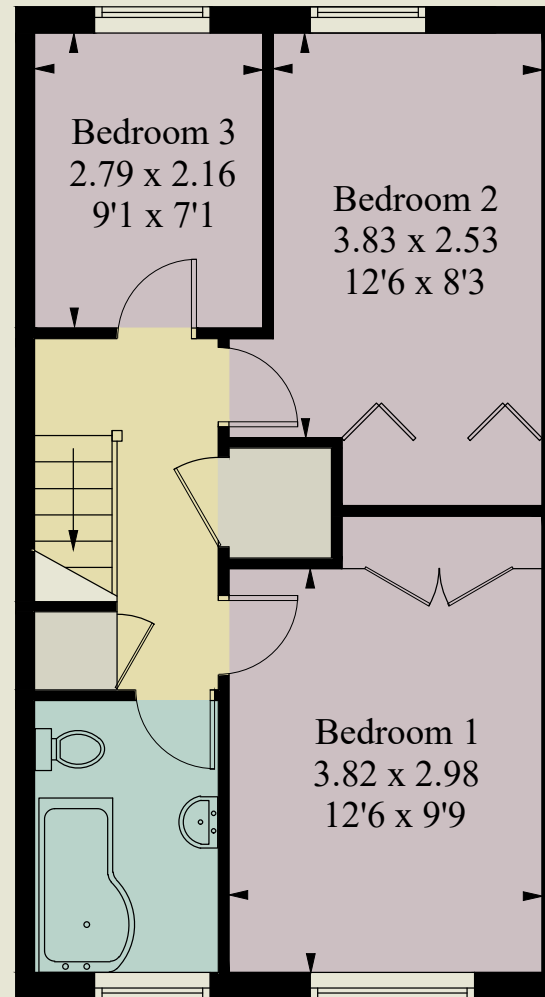
Approximate Gross Internal Area = 85 sq m / 914 sq ft

Outbuildings = 15 sq m / 161 sq ft

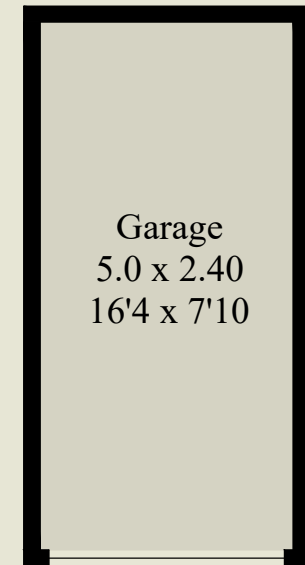
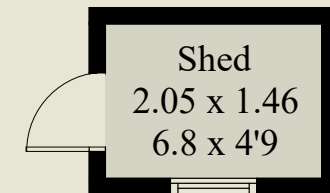
Total = 100 sq m / 1076 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

CREATESPACE DESIGN ref 518

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



GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Central heating from gas fired combi boiler, located in the kitchen.

Council Tax: D

Energy Performance Rating: C / 73

Postcode: RG8 0EA

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 turn left onto the Wallingford Road. Proceed along this road taking the fourth turning into Elvendon Road, and number 1 will be found a short way along off on the left 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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT
E: sales@warmingham.com
www.warmingham.com

