



1 WOLSLEY HOUSE

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Station - under 5 minutes walk ♦ Reading - 9 miles ♦ Wallingford

- 5 miles ♦ Henley on Thames - 13 miles ♦ Oxford - 20 miles ♦

Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles

(Distances and times approximate)

Centrally located in this 'award winning' picturesque Village on the River Thames between Reading and Oxford, within a few minutes walk of the central shops and mainline station.

A ground floor 2 bedroom apartment with private terrace offering large rooms within an impressive Village House dating from around 1860, standing in mature gardens and grounds of approx $\frac{3}{4}$ of an acre.

♦ Magnificent Village House of superb period design indicative of the rich Victorian architectural heritage

♦ Original period features retained including classic fireplaces and seasoned joinery

♦ Wide steps up to a Grand arched Entrance

♦ Reception Hall

♦ Cloakroom

♦ Double aspect Drawing Room with wide Bay and French door to garden

♦ Kitchen/Breakfast Room

♦ Master Bedroom with Dressing Area and En Suite Shower Room

♦ 2nd double Bedroom with French door into garden

♦ Bathroom

♦ Private Terrace

♦ Cellarage/Store Room

♦ Splayed entrance between tall brick piers with drive leading to the garaging and extensive forecourt and ample parking

♦ Garage in modern block built in period style

♦ Beautifully maintained lawned gardens of approx $\frac{3}{4}$ of an acre in mature setting



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 Sreatley 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

1 Wolsley House is a beautiful ground floor apartment within a Victorian House. Entrance is through a communal door, serving 2 apartments, the door for 1 being directly in front of you. This private entrance leads into the large reception hall which gives access to all rooms and a large cupboard understairs. The sitting room has a fireplace and features a beautiful bay window and French doors which offer views and direct access onto a private terrace. This terrace wraps around to the main bedroom and is a wonderful addition to enjoy a peaceful seating area. The main bedroom has a dressing room and feature fireplace and the room extends into a further area with ensuite shower room off to the right. There is a second bedroom overlooking the gardens with direct access and a cloakroom and separate bathroom off the reception hall. The kitchen breakfast room is fully fitted with plenty of room for dining also.

With high ceilings and generous proportions alongside heavy panelled doors, deep skirtings and door architraves, the property showcases many stunning features.

OUTSIDE

Wolsley House occupies a position in the heart of the village in a mature garden setting with park like grounds. Across the frontage is a lawned bank with a splayed entrance at one end having tall brick piers each side opening onto a private drive which leads to the garaging area and on to a forecourt, having designated parking bays for residents and visitors. The garage belonging to No 1 is the one nearest the entrance. Built in a complimentary period style having red brick elevations and steeply pitched clay tile roof with ridge tiling and finials and each garage having a porthole window in its flank wall.

Further along the frontage of the house, on the same side as the main entrance, there are bricked steps leading down to a series of Cellar Rooms where are situated Store Rooms for each apartment.

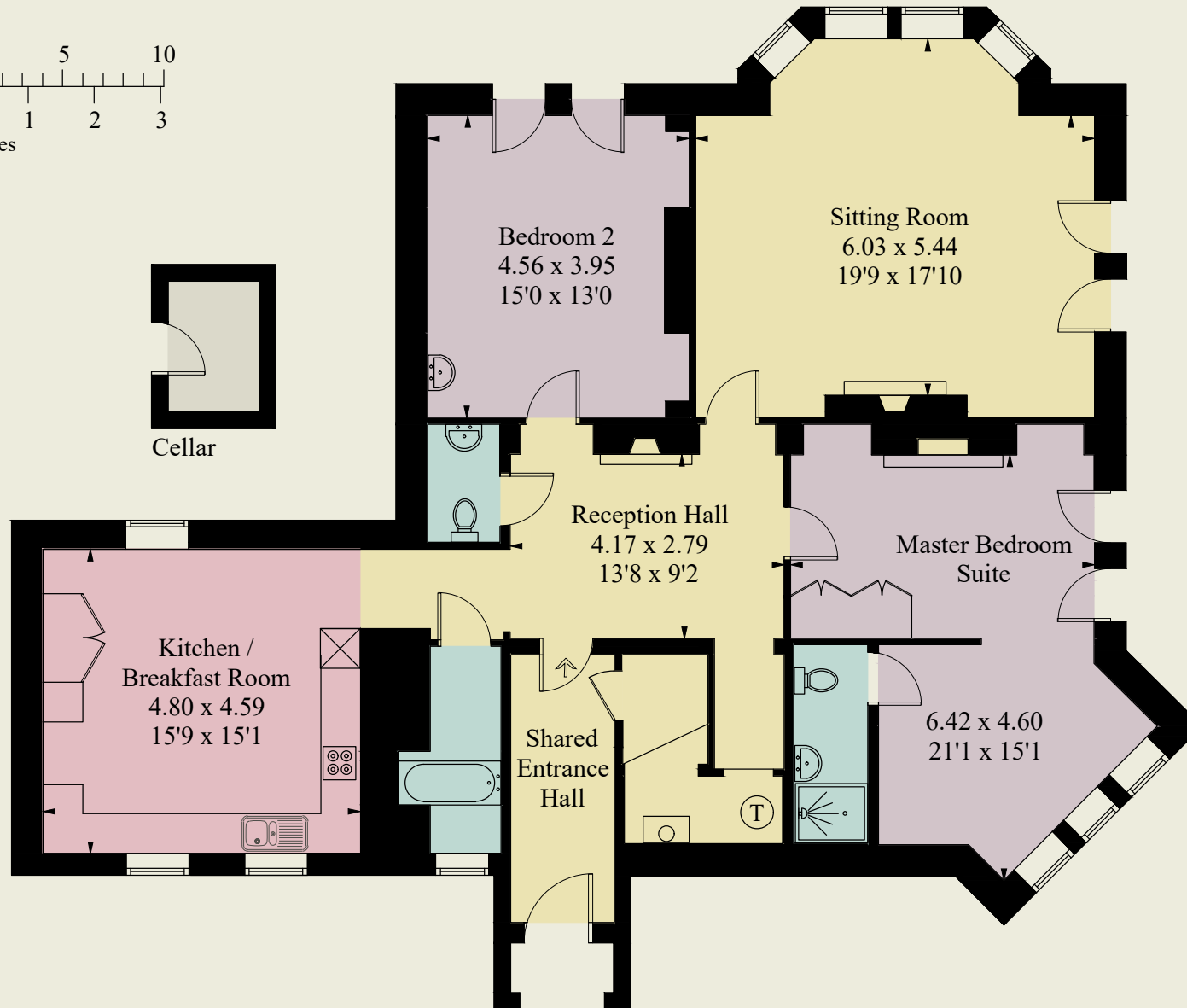
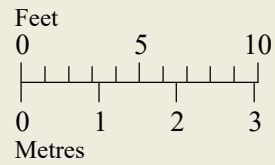
The gardens are a particular feature and lie mainly to the rear being beautifully maintained and containing a number of originally planted trees including a cedar which is now protected. There are extensive lawns interspersed by clipped yew hedges separating different areas, together with numerous beds and borders containing many specimen herbaceous plants and shrubs.

In all the gardens and grounds extend to approx ¾ of an acre.



1 Wolsley House, Station Road, Goring on Thames, Berkshire, RG8 9HE

Approximate Gross Internal Area = 132 sq m / 1421 sq ft



CREATESPACE DESIGN ref 520

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



GENERAL INFORMATION

Services: All mains are connected to the property. Central heating and hot water from gas fired boiler.

Council Tax: D

Energy Performance Rating: D / 65

Postcode: RG8 9HE

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

TENURE

The property has a 1/6th share of the Freehold.

Length of lease, years remaining 961

Annual service charge amount £2,400

Service charge review period every May

No Ground Rent

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames turn left and proceed down the High Street. Turn left again opposite the Miller of Mansfield into Manor Road and follow the road round the left hand corner by the John Barleycorn Public House into Station Road. Wolsley House will be found on the right hand side towards the top of the 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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