



2 BRAMLEY VILLAS

28 MILLDOWN ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Station (London Paddington within the hour) -

5 mins walk ♦ Reading (London, Paddington 27 minutes) - 10 miles

♦ M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames -

12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles

(Distances and times approximate)

Situated in a much sought after road within this picturesque Thames-side village and close walking distance of the highly regarded primary school, extensive shops & amenities, and mainline train station providing access to London Paddington in under the hour.

A semi detached Edwardian house offering generous south facing garden and potential to extend, subject to relevant planning permission.

♦ Sought After Residential Area In Award Winning Thames-Side Village Within Walking Distance Of The Village Centre, Primary School, Mainline Railway Station & Scenic Riverside

♦ Semi Detached Edwardian Home

♦ Potential For Further Enlargement Subject To Relevant Planning Permission

♦ Period Covered Entrance Porch

♦ Hallway with Pantry Cupboard

♦ Dining Room

♦ Sitting Room

♦ Fitted Kitchen

♦ Utility Room with Cloakroom

♦ Conservatory

♦ Landing

♦ 2 Double Bedrooms

♦ Family Bathroom with Bath and Separate Shower

♦ Driveway Parking

♦ Rear Garden with Garage, Workshop and Shed



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School, but also Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Briton"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs) and football, cricket & tennis all with popular and long established clubs.

The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically, Goring-on-Thames traces back to Saxon times.

Streatley-on-Thames, on the Berkshire side of the river, is another picturesque 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 Swan at Streatley, a luxury 4 star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

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.

Milldown Road is an established 'no through' residential road situated off the Wallingford Road, comprising mainly older properties dating from around the turn of the last Century, largely built using local bricks from the Woodcote kiln and with the attractive architectural detailing and features associated with the Victorian and Edwardian eras.

PROPERTY DESCRIPTION

Located towards the end of this quiet cul-de sac and set well back, 2 Bramley Villas is a semi detached Edwardian cottage style property offering potential to extend subject to relevant planning permission. Handed down in generations, the property has been in the same family since it was built. It does benefit from UPVC windows and doors and has recently had a new boiler fitted. Entrance is through a period covered porch into the hallway, which has stair access and a useful pantry. There is a dining room with fireplace overlooking the front of the property and an archway leads directly into the fitted kitchen with the sitting room next door. There is a conservatory at the back of the house overlooking the garden and a utility incorporating a cloakroom. Upstairs the landing has a useful storage cupboard and doors accessing all rooms. It has a picture window looking up to Elvendon Valley with a wonderful view. There are 2 double bedrooms, both with beautiful decorative fireplaces and built in storage. The family bathroom has a corner bath and separate shower. There is a large airing cupboard with water tank and boiler. The property offers a fantastic opportunity to enhance and enlarge.

OUTSIDE

The property has a good sized front garden with picket fencing onto the pavement. A driveway runs all the way down the side of the property. There is a garage with 2 front doors and side door and it has a workshop on the back. The main garden is on the back and it is south facing. There are many borders and planting amongst the mainly lawned garden and path leads to the back where there is a wooded area. With fenced and hedged boundaries, the garden is a real asset to the property and an early viewing is recommended.

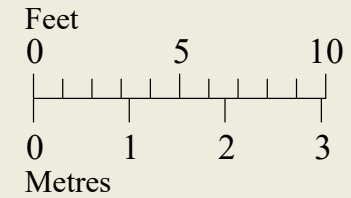


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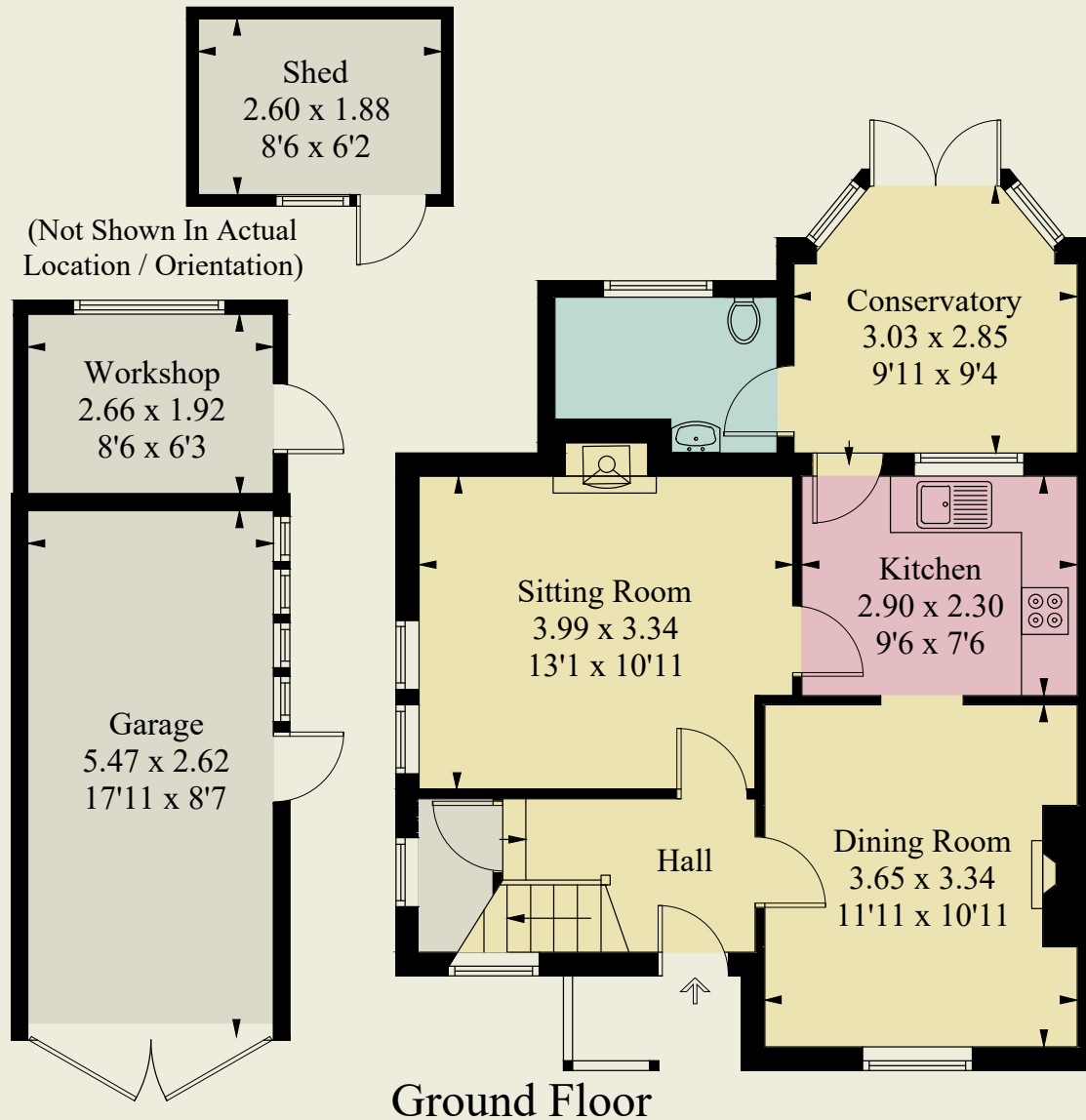
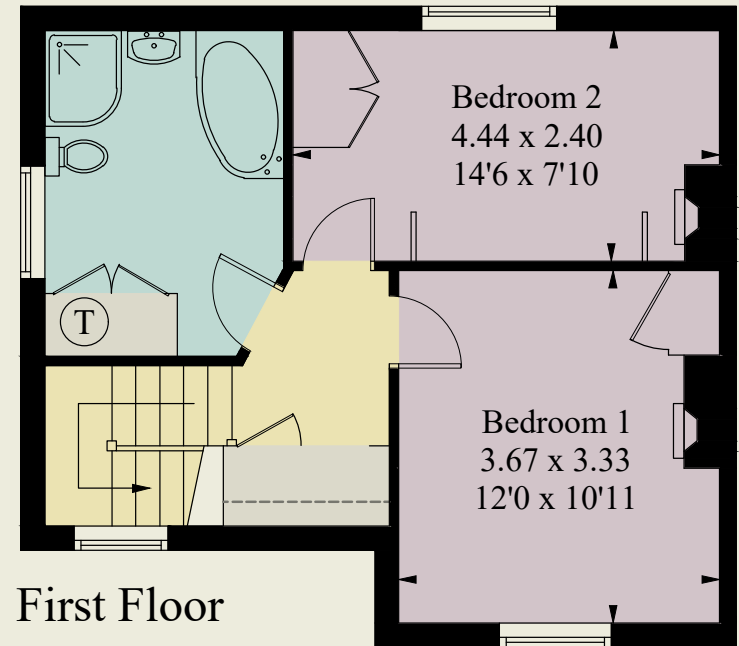
Approximate Gross Internal Area = 91 sq m / 979 sq ft

Outbuildings = 24 sq m / 258 sq ft

Total = 115 sq m / 1237 sq ft



 = Limited Use Area





GENERAL INFORMATION

Services: All main's services are connected. Central heating and hot water from gas fired boiler located in the airing cupboard in the bathroom.

Energy Performance Rating: D

Postcode: RG8 0BB

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 left onto the Wallingford Road. Proceed along this road taking the third turning right into Milldown Road and carry on towards the far end and 2 Bramley Villas will be found 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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