



## 6 WEST WAY

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) - 0.6 miles ♦ Reading - 11 miles ♦ M4 (J 12) -11 miles ♦ M40 (J6) -14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 8 miles (Distances and times approximate)

Conveniently situated within walking distance of the village primary school and local shop, central High Street shops and amenities, river Thames and mainline train station providing direct access to London Paddington within the hour.

A well-presented three bedroom house with extended living accommodation, delightful enclosed garden, private driveway parking and integral garage.

- ♦ Covered Porch
- ♦ Entrance Hall
- ♦ Kitchen
- ♦ Dining Room
- ♦ Sitting Room
- ♦ Central Landing
- ♦ 3 Bedrooms
- ♦ Family Bathroom
- ♦ Fully Boarded Loft with fitted Ladder and Light
- ♦ Mature East Facing Rear Garden
- ♦ Integral Garage
- ♦ Private Driveway



## SITUATION

Situated between Reading and Oxford on the border with Oxfordshire and Berkshire lies the picturesque village of Goring on Thames, nestling on the bank of the river opposite the village of Streatley in the 'Goring Gap', an historic crossing point of the Thames where the ancient Ridgeway Path comes down from the Berkshire Downlands to meet the river and the Chiltern Hills and then continuing eventually on to the Icknield Way into East Anglia. The surrounding countryside is designated an "Area of Outstanding Natural Beauty" and the centres of both Goring and Streatley are 'Conservation Areas', thus preserving the many notable period properties, some of which date back to the 15th and 16th centuries.

Goring on Thames offers a good range of amenities, including shops, library, modern health centre, dentist, several traditional inns and restaurants, boutique hotel, churches of several denominations and an excellent primary school with a wide range of well regarded private and state schools in the immediate local area. The village boasts a mainline railway station which provides excellent commuter services up to London (Paddington) in well under the hour. There are also good road communications to the surrounding towns and both the M4 and M40 motorway networks.

Crossrail services are scheduled to be commencing from Reading which together with the recent electrification of the line will significantly improve travelling times to Paddington and central London destinations.



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 into Goring is the luxury 4 star riverside hotel the Swan renowned for its leisure and fitness facilities and Coppa Club restaurant. Streatley also has a long established and renowned Golf Course.

## PROPERTY DESCRIPTION

West Way located off Springhill Road on the perimeter of the village, is a small cul-de-sac of modern houses of differing architectural design and elevations arranged in short staggered terraces, built in approximately 1965 by 'Loverock'.

6 West Way is a mid-terrace property of excellent proportions, having been extended on the ground floor. Via a covered porch, the front door opens into an entrance hall with contemporary fitted kitchen off to the right hand side. Beyond this is the 21' sitting room, open plan to the dining room with patio doors to the garden. Upstairs are three bedrooms arranged around a central landing along with the family bathroom with separate shower. There is a fully boarded loft with fitted ladder and light providing easily accessible storage. The house is light and bright and well-presented throughout.

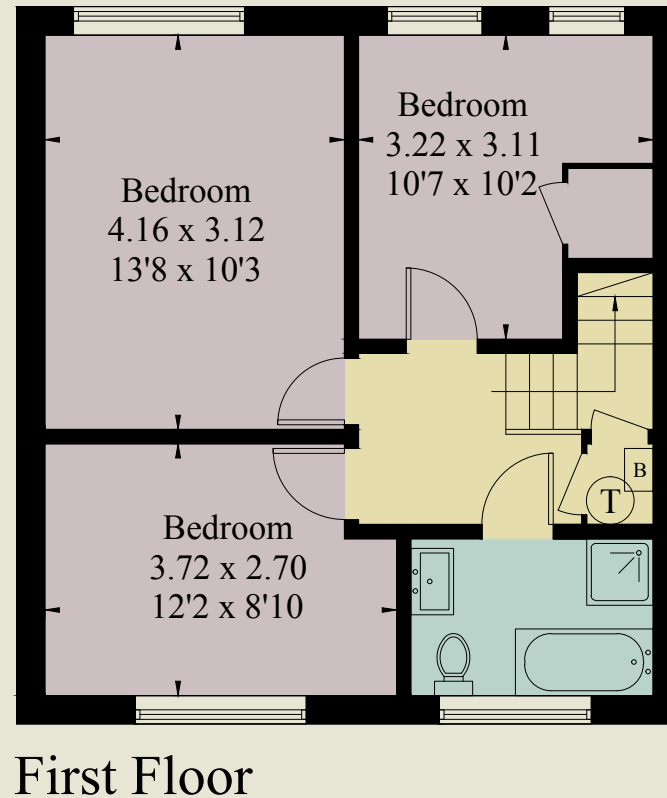
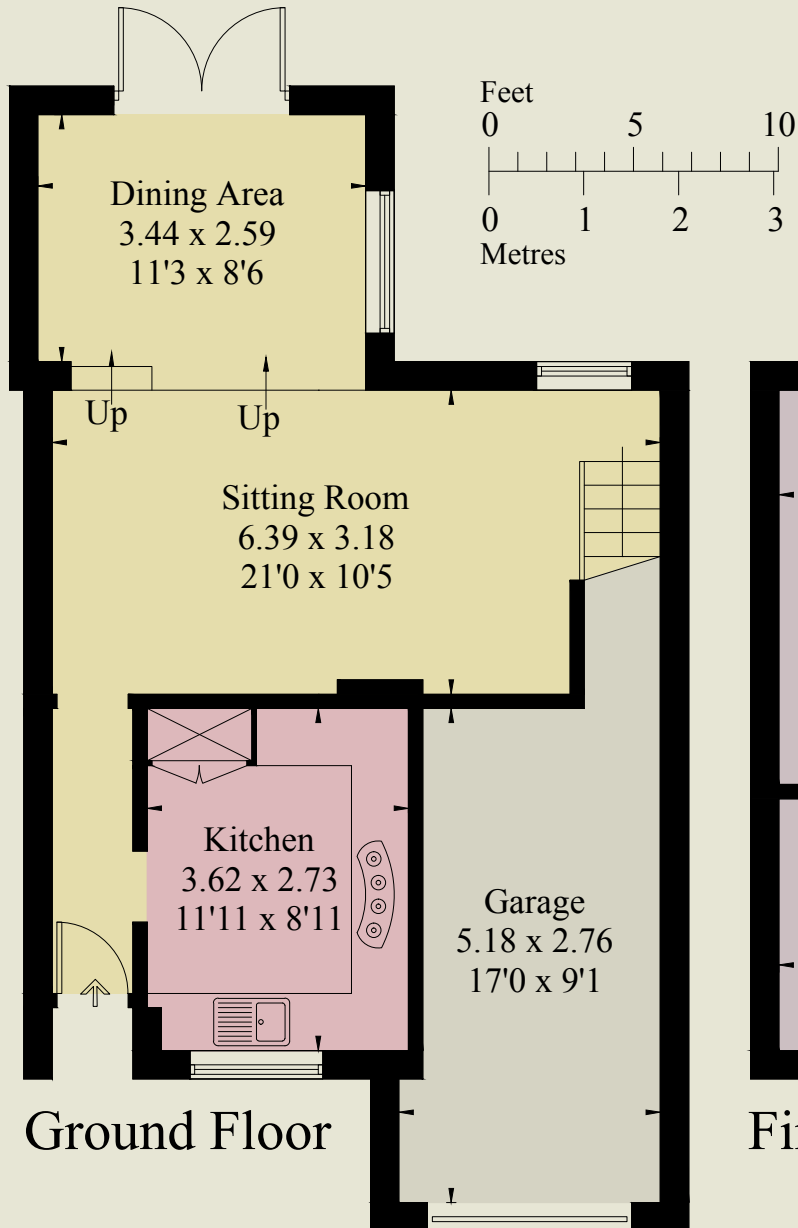
## OUTSIDE

To the front of the property there is a private hardstanding driveway affording ample off road parking and leading up to the integral single garage with up and over door. At the rear the delightful garden is laid to lawn, ideal for a family, with fenced boundaries and a mature backcloth of trees. There is a planted border down one side and ample space for a play area or storage shed at the far end of the garden.



# 6 West Way, Goring, Reading, RG8 0BX

Approximate Gross Internal Area  
102.7 sq m / 1105 sq ft (Includes Garage)



Floorplanz © 2017  
0845 6344080 Ref: 181056

This plan is for layout guidance only.  
Drawn in accordance with  
RICS guidelines. Not drawn to  
scale, unless stated. Windows &  
door openings are approximate.  
Whilst every care is taken in the  
preparation of this plan, please check  
all dimensions, shapes & compass  
bearings before making any  
decisions reliant upon them.



## GENERAL INFORMATION

**Services:** Mains electricity, gas, water and drainage are connected to the property. Central heating from gas fired boiler in airing cupboard.

**Council Tax:** D

**Energy Performance Rating:** D

**Postcode:** RG8 0BX

**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 where at the railway bridge junction turn left onto the Wallingford Road. Continue as if leaving the village and on reaching the rising ground take the last turning right into Springhill Road. West Way is the first turning on the right and No 6 will be found down on the left hand side towards the further end.

## 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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