



11A ELVENDON ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

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Central Goring Shops & Station - 0.6 miles ♦ Wallingford - 6 miles
♦ Pangbourne - 6 miles ♦ Reading - 10 miles ♦ Oxford - 19 miles
♦ Newbury - 14 miles ♦ Henley on Thames - 12 miles ♦ M4 at
Theale (J12) - 11 miles ♦ M40 at Lewknor (J6) - 14 miles
(Distances approximate)

Situated on the near fringe of the village, close walking distance to the Ridgeway path and the river Thames, well served village primary school, extensive high street shops and amenities, and for the mainline railway station providing direct access to London Paddington in under the hour. A delightful ground floor 2 bedroom maisonette in a single block of four only, beautifully presented having been modernised and refurbished in more recent years, with tasteful cosmetic redecoration throughout, afforded a charming private garden and garage.

Providing for a delightful home in a simply lovely location, early viewing being highly recommended.

- ♦ Popular residential area at the foot of the scenic Elvendon Valley
- ♦ Excellent road and rail communications

♦ Private Entrance

- ♦ Entrance Hall
- ♦ Kitchen
- ♦ Sitting Room / Dining Room With Log Burner

-
- ♦ 2 Double Bedrooms
 - ♦ Bathroom

-
- ♦ Private Garden (accessed from Bedroom)

-
- ♦ Garage

-
- ♦ All approximately 595 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.

Elvendon Road lies on the Eastern side of Goring and leads out of the Village up through the scenic Elvendon Valley passing Elvendon Priory, a significant Grade I listed period house and is noted for its bluebells in the spring and also a line of chestnut trees, and is within easy access for the central High Street shops and amenities, mainline station and for scenic riverside and country walks.

PROPERTY DESCRIPTION

11a Elvendon Road is one of four maisonettes only in a single block, built in approximately 1964 in a distinctive contemporary style having mellow brick work with tile hung upper elevations under a pitched tiled roof.

The traditionally arranged accommodation is well proportioned and has been the subject of refurbishment and modernisation in more recent year, including tasteful redecoration and cosmetic improvement internally including new kitchen.

Both spacious and light, this simply delightful ground floor maisonette affords would be buyers a super home or a viable rental investment.

OUTSIDE

Across the frontage to Elvendon Road there is a privet hedge and a line of evergreen trees similarly formed into hedging providing all year round privacy. A central footpath leads down to the front entrance of the property, with gravelled gardens flanking the path, and mature trees and hedging interspersed.

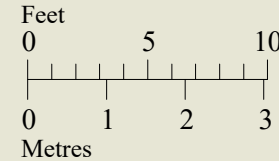
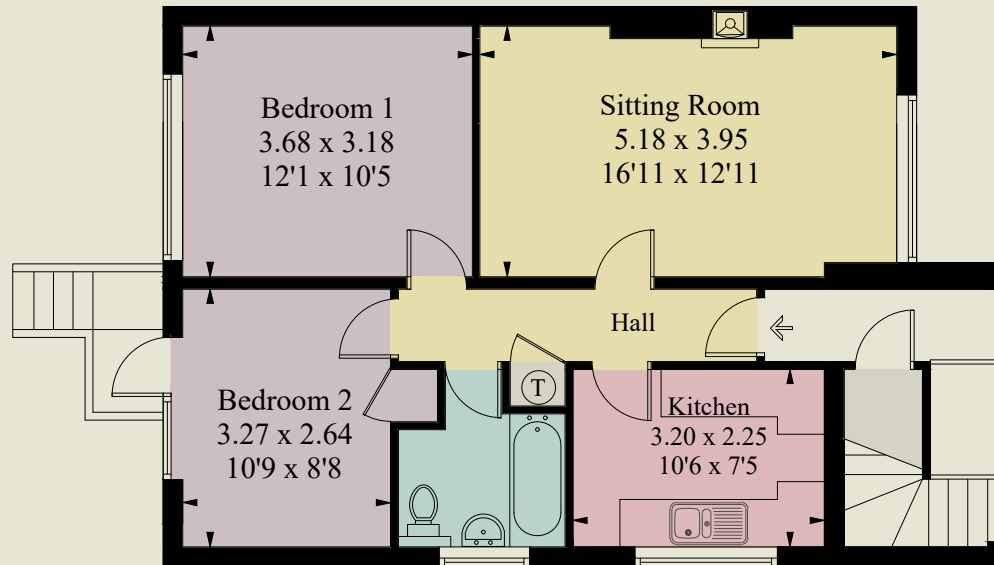
The rear garden is accessed from the bedroom and is enclosed by fencing with side gate.

To the rear of the grounds there is a communal gravelled forecourt area having a range of brick-built garages. The Garage belonging to 11 Elvendon Road is behind the property on the far left hand side end of the row.



11A Elvendon Road, Goring on Thames, Oxfordshire, RG8 0EA

Approximate Gross Internal Area= 55 sq m / 595 sq ft



CREATESPACE DESIGN ref 524

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



GENERAL INFORMATION

Services: Electric, water and drainage are connected. Central heating and hot water from electric night storage heaters.

Council Tax: C

Energy Performance Rating: E / 53

Postcode: RG8 0EA

Local Authority: South Oxfordshire District Council

TENURE

The property is leasehold, with each property owner arranging their own buildings insurance and being wholly responsible for their own property. Each leaseholder pays approximately £10 per annum to the freeholder by the way of ground rent. There are 999 years remaining on the lease, as of 2011.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames bear right and continue up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road (B4009) and in a further ¼ miles turn 4th right into Elvendon Road. Continue along for 30 metres or so, and 11A Elvendon Road will be found 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