



19 LOCKSTILE WAY

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
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GORING ON THAMES ♦ SOUTH OXFORDSHIRE

- ♦ Station and Shops – 5 minutes walk ♦ Reading – 10 miles
- ♦ Oxford – 19 miles ♦ Newbury – 13 miles ♦ Henley on Thames – 12 miles ♦ M4 at Theale (J12) – 10 miles
- ♦ M40 at Lewknor (J6) – 15 miles

Occupying a favourable location in picturesque Thameside village within easy reach of the central High Street shops and amenities, station and Riverside. A detached 4 bedroom house with 2 shower rooms, delightful garden and garage.

In ideal position only a few minutes walk from station, shops and river



- ♦ Porch
- ♦ Reception Hall

- ♦ Kitchen
- ♦ Dining Room
- ♦ Living Room
- ♦ Shower Room

- ♦ 4 Bedrooms, all with built-in wardrobes
- ♦ Shower Room

- ♦ Private Driveway
- ♦ Car Port
- ♦ Detached Garage

- ♦ Mature Garden of approx. 60ft depth
- ♦ Storage Shed

LOCATION

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, Post Office, 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.

N.B. Crossrail services are scheduled to be commencing from Reading in 2020 which together with the electrification of the line will significantly improve travelling times to Paddington and central London destinations.

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.

PROPERTY DESCRIPTION

Entrance is under a porch and leads into the property with access to the garage and the inner door which leads into the hallway. The dining room has floor to ceiling windows overlooking the front garden. The kitchen is fully fitted with back-door to the side path. The living room overlooks the garden and has a door giving access. The cloakroom incorporates a shower. The flooring is restored parquet throughout the ground level. Upstairs there are 4 bedrooms all with built-in wardrobes. There is an upstairs shower room.

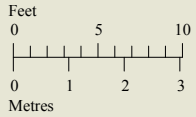
OUTSIDE

There is driveway parking, plus garage. The car port is to the left hand side of the house with gate giving access to the rear. The garden is about 60 ft deep and a mature grassed area.

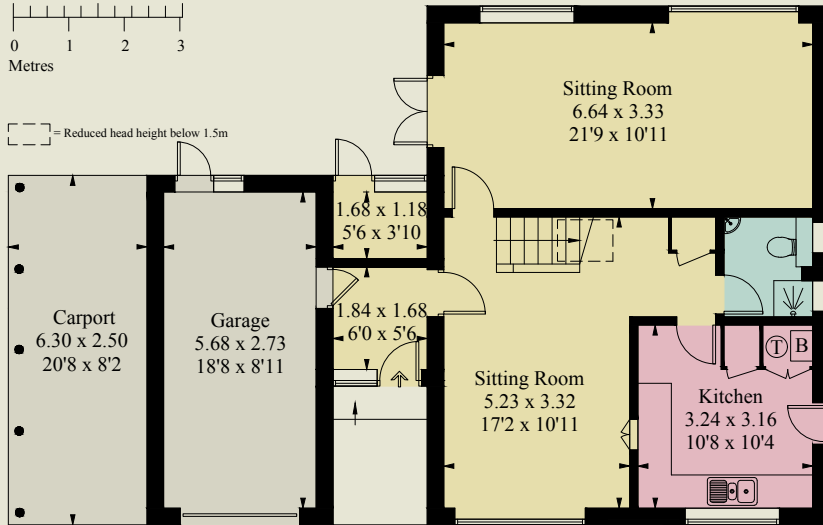


19 Lockstile Way Goring, Reading, RG8 0AL

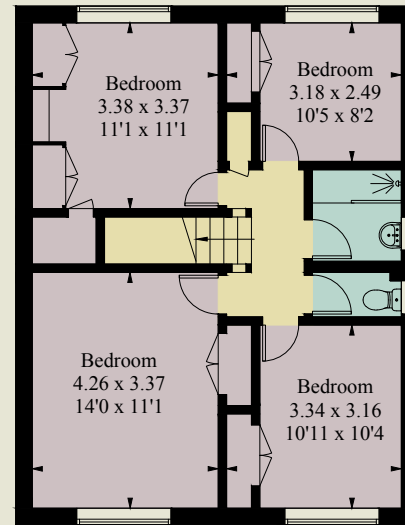
Approximate IPMS2 Floor Area = 139.7 sq m / 1504 sq ft (Including Garage & Excluding Carport)
Limited Use Area & Reduced Headroom = 0.9 sq m / 10 sq ft
Total = 140.6 sq m / 1514 sq ft



[] = Reduced head height below 1.5m



Ground Floor



First Floor

GENERAL INFORMATION

Services: All main services are connected to the property

Council Tax: Band F

Postcode: RG8 0AL

Energy Efficiency Rating: D

Local Authority: South Oxfordshire District Council - Telephone: 01491 823000

DIRECTIONS

From our offices in the centre of Goring bear right and continue up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road and then almost immediately turn right into Lockstile Way. No 19 will be found on the left hand side past the bunaglows and after the turning to Lockstile Mead.

VIEWING

Strictly by appointment through Warmingham & Co

DISCLAIMER

N.B. 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.

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 228773



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