



44 LOCKSTILE WAY

GORING-ON-THAMES ♦ OXFORDSHIRE



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Goring & Streatley Station (London Paddington within the hour) -
4 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)

Occupying an elevated corner position within easy reach of the central part of this beautiful English riverside village, just a few minutes' walk to the River Thames, shops, school, restaurants, and mainline railway station, this lovely property enjoys a wonderful ambience and outlook, occupying a delightful and private setting, in landscaped mature gardens and grounds offering a delightful "al fresco" lifestyle.

A detached contemporary home with spacious and flexible accommodation of approximately 2,868 sq ft benefitting from light and stylish rooms, including 3 reception rooms, a main bedroom with dressing room and ensuite, a second suite on the top floor, 3 further double bedrooms and family bathroom.

- ♦ A Contemporary 5 Bedroom Family Residence Extending To Approximately 2,868 Sq Ft Of Attractive Architectural Design With Landscape Gardens
- ♦ Unique, beautiful and remarkable English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Spacious Driveway
- ♦ Entrance Porch
- ♦ Entrance Hall
- ♦ Family Room/Office
- ♦ Kitchen Breakfast Room
- ♦ Sitting Room With Woodburner
- ♦ Utility Room
- ♦ Cloakroom
- ♦ Integral Garage
- ♦ Galleried 1st Floor Landing
- ♦ Main Bedroom Suite With Dressing Room and En-Suite Shower Room
- ♦ 3 Further Double Bedrooms
- ♦ Family Bathroom
- ♦ Top Floor Suite with Walk In Wardrobe, Generous Eaves Storage and Ensuite Shower Room
- ♦ Integral Garage
- ♦ In All Extending To Approximately 2,868 Sq Ft
- ♦ Mature Landscaped Gardens & Grounds Offering an "Al Fresco" Lifestyle



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.

Benefitting from being at the end of the cul de sac and within a 2 minute road-free walk to a park, stunning views from Cow Hill and the popular local primary school, the property is perfect for families.

PROPERTY DESCRIPTION

44 Lockstile Way sits at the end of this popular road in a sought after elevated position. Contemporary in design, it offers great space and rooms have a light and airy feel from large windows. Entrance is into a spacious hallway with original herringbone wood flooring which flows through into the office as well as featuring in the living room. The family room/office overlooks the front of the property and has useful fitted cupboards and shelves. Double doors from the hall lead through into the kitchen breakfast room. The space is stunning, with bi-fold doors capturing the garden beautifully. The doors have integrated blinds and there is a side door also. The kitchen is fully fitted with high gloss units and wooden island for social dining. Beautiful Travertine floor tiles run through the whole room and benefit from underfloor heating. Featured in "House Beautiful" there are Velux windows for extra light and high spec built in appliances. Glass doors then lead through into the sitting room with built in book shelves and wood burner. There is a separate utility room with Belfast sink which also benefits from underfloor heating and a cloakroom. The door to the integral garage is found at the end. The staircase leads up to first floor and there is a large picture window. The main bedroom is a lovely room with garden views. A door takes you through into the dressing room with fully fitted wardrobes and vaulted ceiling and then into the ensuite shower room. There are 3 further double bedrooms on the first floor and a family bathroom. Stairs then take you up to the top floor which is a wonderful spacious room. It has a walk-in wardrobe and plenty of eaves storage as well as large Velux windows offering views across to Lardon Chase. The ensuite is to the far end with walk-in shower.

A stylish and impressive family house with social living space. An early viewing being highly recommended.

OUTSIDE

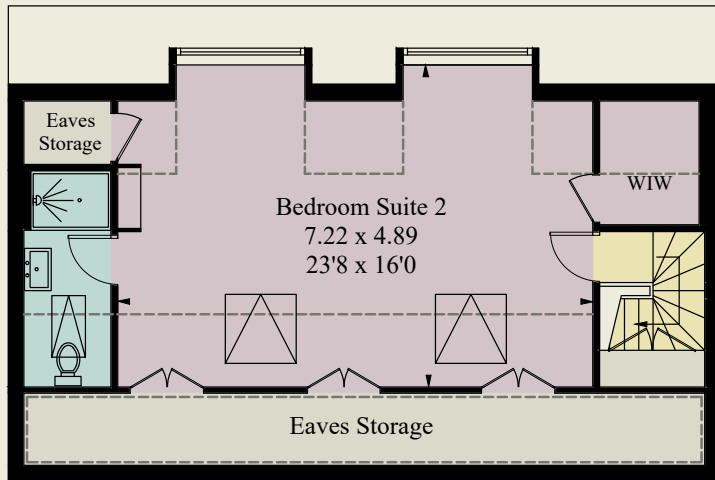
Found at the top of the road, the house is situated in an elevated position with deep lawn and spacious driveway affording ample parking leading up to the garage which has an electric roller door. A side gate then takes you to the back garden. The gardens have been fully professionally landscaped and are a wonderful private sanctuary with many seating areas, perfect for "al fresco" dining and entertaining. A terrace coming off from the kitchen has beautiful filled railway sleeper borders and built in Gozney Pizza Oven, then steps lead up to the main lawn and second terrace with pergola and composite decking offering a spacious outdoor "lounge" to enjoy wonderful sunsets and it features a FORNO woodburner. Part hedged and fenced boundaries give total privacy and a top terrace has a hot tub which looks down onto the garden. Within the garden is a home office which has electric and WiFi connected, perfect for home working. The garden is simply stunning and laid out beautifully.



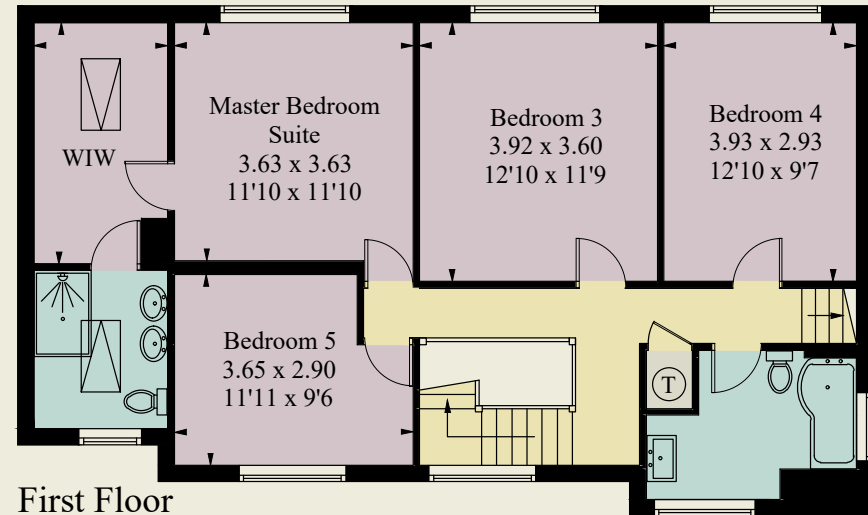


44 Lockstile Way, Goring on Thames, Oxfordshire, RG8 0AL

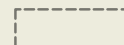
Approximate Gross Internal Area (including Garage) = 232 sq m / 2497 sq ft
Limited Use Area = 28 sq m / 301 sq ft Outbuilding = 6 sq m / 70 sq ft
Total = 266 sq m / 2868 sq ft

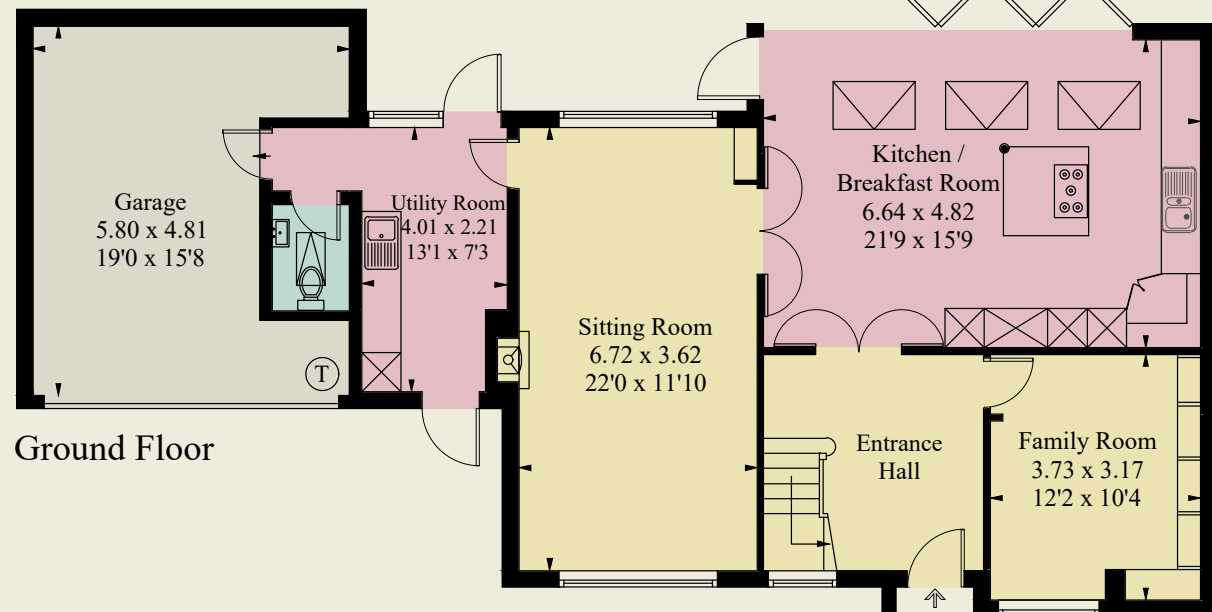
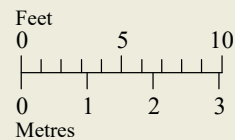
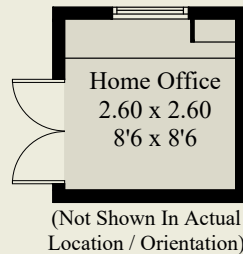


Second Floor



First Floor

 = Reduced head height below 1.5 m



Ground Floor

CREATESPACE DESIGN ref 528

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



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired central heating.

Energy Performance Rating: D

Postcode: RG8 OAL

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-on-Thames, proceed up the High Street, turning left at the railway bridge, and then immediately right in Lockstile Way. 44 Lockstile Way will be found at the end of Lockstile Way, located off 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.

Warmingham

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