



THE LITTLE COTTAGE

GORING ON THAMES ♦ OXFORDSHIRE

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Goring Railway Station (London Paddington within the hour)

Streatley High Street / River 0.25 miles ♦ Reading 10 miles

(London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦

Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles

(Distances and times approximate)

Located in a convenient position within the central part of the village and easily accessible for the High Street shops and amenities, scenic Riverside and for the station. A picturesque semi-detached period Cottage Listed Grade II as being of significant historical and architectural interest which has been beautifully restored and refurbished with delightful beamed accommodation of considerable character, together with a sizeable 'Cottage' garden and 1 off road parking space.

♦ Sitting Room with Inglenook Fireplace and Log Burning Stove

♦ Dining Room with period cast fireplace

♦ Kitchen newly fitted and with Range Oven

♦ Cellar Store Room

♦ Bathroom with white suite

♦ 2 Double Bedrooms, one with En Suite Shower Room

♦ Gas Central Heating

♦ Attractive well laid out Gardens, having a fenced and brick and flint walled frontage

♦ Wide brick walled parking bay



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.

Crossrail services have commenced from Reading which together with the electrification of the line 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 and Coppa Club restaurant.

PROPERTY DESCRIPTION

The Little Cottage is believed to date back to the 17th Century and acknowledged to be one of the oldest surviving properties in the village originally thought to have been built as a small detached thatched Cottage with the adjoining Cottage probably added in a later Century. Throughout, the property exudes immense charm and character complimented by a wealth of beamed ceilings, exposed wall timbers, an Inglenook and a cast fireplace all adding to its period ambience. There is also a useful Cellar Store Room. Accommodation comprises of a kitchen, 2 reception rooms, 2 bedrooms and 2 bathrooms full of character.

OUTSIDE

The Cottage has a fenced and brick and flint walled frontage to Red Cross Road with the property set back on a raised level with its gardens.

A pedestrian gate and footpath leads up to the front door with attractive beds and borders on each side as well as a private seating area.

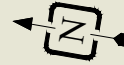
A gravelled pathway leads round to the main garden at the side of the Cottage which centres around a large area of lawn with well stocked borders around all sides containing a variety of herbaceous "Cottage" plants, shrubs and roses all combining to give a range of colours and interest through the seasons. Of particular note are the rose arch, raised vegetable beds and large log store. Across the rear boundary is a further brick and flint wall and located also at the rear is a useful large timber boarded Garden Store Shed with light and power.

On the Northern end of the road frontage is a wide brick walled double Car Parking Bay.



The Little Cottage, Red Cross Road, Goring-on-Thames, Oxfordshire, RG8 9HG

Approximate Gross Internal Area = 80 sq m / 861 sq ft
 Limited Use Area = 3 sq m / 32 sq ft Outbuilding = 8 sq m / 86 sq ft
 Total = 91 sq m / 979 sq ft



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from gas fired wall boiler located in the Cellar Room.

Council Tax: E

Energy Performance Rating: Exempt Listed building

Postcode: RG8 9HG

Local Authority: South Oxfordshire District Council,
 Crowmarsh, Wallingford, Oxon, OX10 8HQ
 Tel: 01491 823000

VIEWING

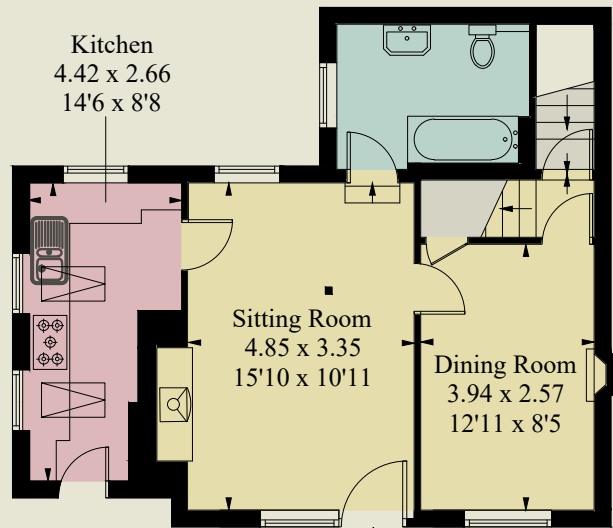
Strictly by appointment through Warmingham & Co.

DIRECTIONS

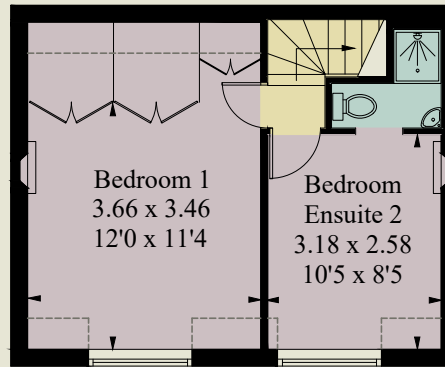
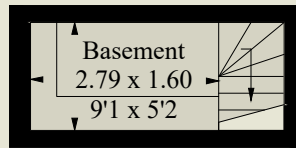
From our offices in the centre of Goring turn right and proceed up towards the top of the High Street. Turn right at the small crossroads just before the railway bridge into Red Cross road. Continue down this road and near the junction with Station Road, The Little Cottage will be found on the left-hand side opposite the Hardware Shop.

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.



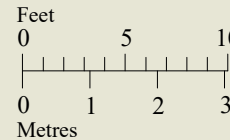
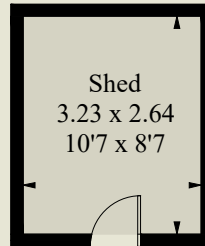
Ground Floor



First Floor

= Limited Use Area

(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 391

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



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