



PIPS BARN

GATEHAMPTON FARM ♦ GORING-ON-THAMES ♦ OXFORDSHIRE



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Goring Station - 10 minute walk ♦ Wallingford - 6 miles
♦ Henley-on-Thames - 13 miles ♦ Reading - 10 miles ♦ Oxford - 19 miles ♦
Pangbourne-on-Thames - 5 miles ♦ Newbury - 13 miles
♦ M4 at J12 (Theale) - 10 miles ♦ M40 at J6 (Lewknor) - 15 miles
(Distances and time approximate)

Sitting within the fringe of the village, nestling at the foot hills of The Chilterns, yet within walking distance of all the amenities, including primary school, high street shops, river and mainline railway station providing direct access to London Paddington in under the hour.

A beautiful barn, converted in 2014 with wonderfully spacious accommodation, including 5 receptions rooms, 5 bedrooms, 4 being suites plus a detached double garage with studio flat above and 1 bedroom flat below, office and workshop with store room, all extending to 5,231 sq ft within pretty wraparound gardens.

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|---|---|
| ♦ Gated Driveway | ♦ Main Bedroom with 2 Walk In Wardrobes and Ensuite Shower Room |
| ♦ Entrance/Dining Room | ♦ Two Further Bedroom Suites with Built In Wardrobes and Ensuite Shower Rooms |
| ♦ Galleried Hall with 2 Cupboards | ♦ Eaves Storage |
| ♦ Cloakroom | ♦ Detached Double Garage with 1 Bedroom flat below and studio flat above |
| ♦ Kitchen/Breakfast Room | ♦ Summerhouse with cloakroom |
| ♦ Utility Room | ♦ Utility/Store room with attached Workshop |
| ♦ Boot Room | |
| ♦ Family Room | |
| ♦ Sitting Room | |
| ♦ Bedroom with Ensuite | ♦ Landscaped Wraparound Gardens & Grounds |
| ♦ Bedroom 5/Study | |
| ♦ Galleried Landing with Walk In Cupboard | ♦ In all approximately 5,231 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.

Gatehampton Road lies on the Southern edge of the village, leading out into scenic countryside from where there are panoramic views of the surrounding Chilterns and Berkshire Downlands which face one another on either side of the Thames Valley as the River flows downstream towards Pangbourne. This non-estate road comprises mainly individual detached properties, some dating back to just after the First World War, having good-sized garden plots. There is easy access to the railway station, primary school and for the High Street shops and amenities in the centre of the village. Sheepcote Playing Field and the Tennis Courts are also located in the road and there are numerous country and riverside walks close at hand to enjoy the amazing scenery.





PROPERTY DESCRIPTION

Originally an open Dutch barn, the property was then converted in 2014 and became "Pips Barn" a generous, well laid out detached home. With part brick and cladding elevations, it offers light and airy rooms within its own private compound with views up to The Chilterns. Entrance is through into the reception/dining room with wall to wall windows and lovely high ceiling, typical of a barn conversion. Beautiful stone flooring runs throughout the downstairs, with underfloor heating. A galleried hall sits in the middle of the property with access to all rooms, decorative display unit and stunning oak staircase. There is a cloakroom and 2 cupboards for storage. The kitchen is found at the back of the house with family

room and utility and boot room off it. It is handmade with granite worktops, island and in-built larder. To the front of the house is the sitting room which looks out onto the garden. There are many features to the house, including exposed brick wall detail, ceiling beams, in-built shutters to the windows and bi-fold doors. 2 bedrooms are also found downstairs, one having an ensuite shower room and the other could double up as an office. The oak staircase takes you up to the landing with glass and brushed chrome detail. The main bedroom features 2 walk-in wardrobes and an ensuite shower room. Large Velux windows with integrated blinds feature in most rooms and from the main bedroom are lovely Chiltern views. 2 Further bedrooms with built in storage and ensembles complete the upstairs and eaves storage run the length of the property.







DOUBLE GARAGE WITH ACCOMMODATION

The detached double garage sits on the driveway with 2 electric doors. An external wrought iron staircase on the side takes you up to the first floor self contained studio annexe with kitchen/sitting area and shower room. At the back of the garage are steps down to the 1 bedroom flat with kitchen/sitting room, bedroom and shower room.

OUTSIDE

Double wooden electric gates take you into the spacious driveway, offering parking for several cars. A brick wall curves round with planting to the edge and a gravel area in front with seating. The gardens

wraparound the whole of the property and have many parts. To the front is mostly laid to lawn with a large pond. There is a copse of silver birch trees and a summerhouse which has a utility area and cloakroom. The deep terrace runs along the back and is south facing. Raised beds filled with shrubs and trees give a "botanical" aspect. To the back of the property is a detached workshop and separate store room with utility area. On the far side is another lawned area and a large hard standing space for extra vehicle storage, located in front of further double gates. A unique opportunity, offering an abundance of accommodation in a wonderful location



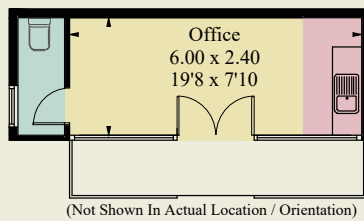
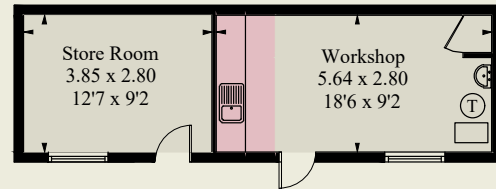


Pips Barn, Gatehampton Farm, Gatehampton Road, Goring on Thames, Oxfordshire, RG8 9LU

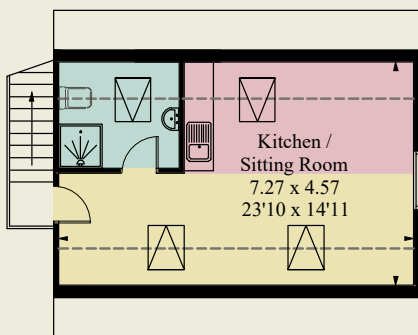
Approximate Gross Internal Area= 284 sq m / 3056 sq ft Limited Use Area = 37 sq m / 398 sq ft
Outbuildings (including Garage) = 154 sq m / 1657 sq ft Limited Use Area = 11 sq m / 118 sq ft
Total = 486 sq m / 5231 sq ft



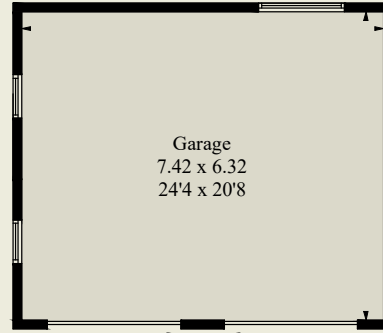
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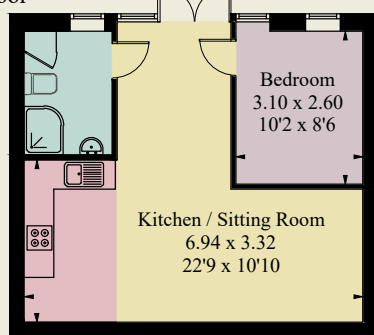
--- = Limited Use Area



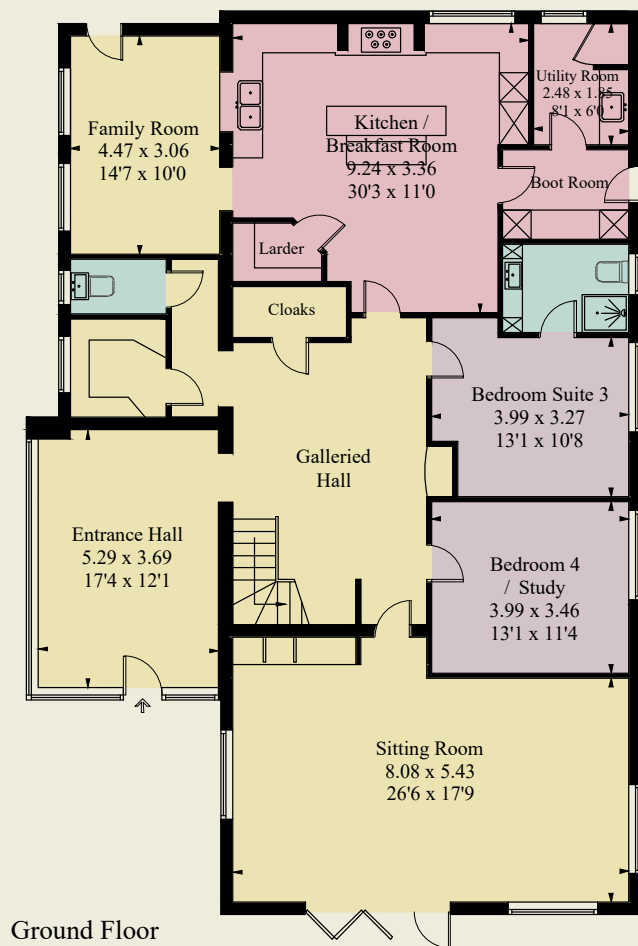
First Floor



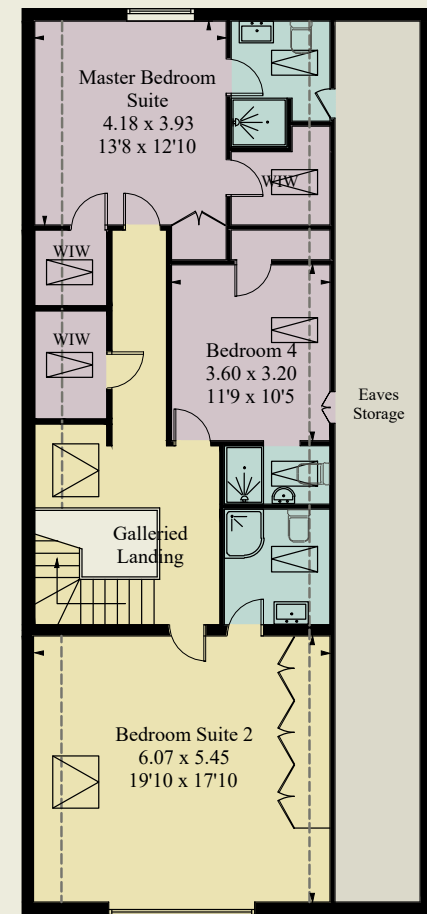
Ground Floor



Lower Ground Floor



Ground Floor



First Floor

CREATESPACE DESIGN ref 525

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



GENERAL INFORMATION

Services: Mains electricity, water, and drainage are connected to the property, with central heating and hot water from oil fired boiler.

Council Tax: F

Energy Performance Rating: C / 76

Postcode: RG8 9LU

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames, turn right and proceed up to the top of the High Street. At the railway bridge junction, turn right again and follow this road past the station into Gatehampton Road. Carry on past the houses and to the country lane leading out of the village. Take the right fork towards Gatehampton Farm and then Pips Barn will be found the first property you come to 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.

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