



2 SPENCER CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour)

- 10 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)

Within a quiet secluded cul de sac close to all the village amenities and walking distance to the main line Station at Goring & Streatley with commuter train to London Paddington within the hour.

A recently built detached family house, affording generous well proportioned accommodation of approximately 1,754 sq ft including 3 reception rooms, 3 bedrooms and 3 bathrooms, plus private west facing garden on the edge of this quintessential Thames-Side village.

- ♦ Covered Entrance Porch
- ♦ Reception Hall with 2 Coat Cupboards
- ♦ Cloakroom
- ♦ Shower Room
- ♦ Sitting Room
- ♦ Office/Study
- ♦ Kitchen Breakfast Room
- ♦ Family Room
- ♦ Utility Room

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- ♦ Main Bedroom with Ensuite
 - ♦ 2 Further Double Bedrooms
 - ♦ Family Bathroom

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- ♦ Garage/Store
 - ♦ Private Driveway

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- ♦ Mature planted grounds to the front and rear garden with spacious lawn and wide patio



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School, but also Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Britain"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs) and football, cricket & tennis all with popular and long established clubs.

The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically, Goring-on-Thames traces back to Saxon times.

Streatley-on-Thames, on the Berkshire side of the river, is another picturesque 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 Swan at Streatley, a luxury 4 star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

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.

PROPERTY DESCRIPTION

2 Spencer Close is one of 5 properties built in 2012 and showcasing beautifully designed modern architecture. Traditionally constructed with brick elevations, complimented by a timber and render gable, it takes on a "cottage" style. Entrance is into a spacious hallway with cloakroom and 2 coat cupboards. Engineered oak flooring runs through the majority of the ground floor. The sitting room overlooks the front and has an attractive bay window and fireplace. Further into the hall is the staircase and there is a shower room and separate office/study with built in shelves, cupboards and desk. The kitchen breakfast room looks across the gardens at the back and compliments an "al fresco" lifestyle and leads into the family room and then into the generous utility room. Upstairs the main bedroom has built in wardrobes and an ensuite shower room. 2 Further bedrooms, one having a large eaves storage cupboard and family bathroom complete the accommodation.

GARDENS

Set in attractive professionally landscaped grounds benefitting from existing mature trees and planting, the property is initially approached over a pavor driveway, offering private parking. The garage has an automatic door and benefits from large loft space above. A private gated pedestrian pathway leads down the side and to the main garden. Part way across the back of the property is a Veranda coming off the kitchen breakfast and family rooms offering a wonderful seating area. Mainly laid to lawn, the garden enjoys a westerly aspect and a private sanctuary looking onto mature trees.

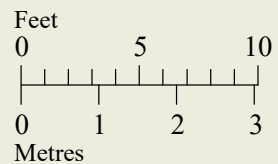
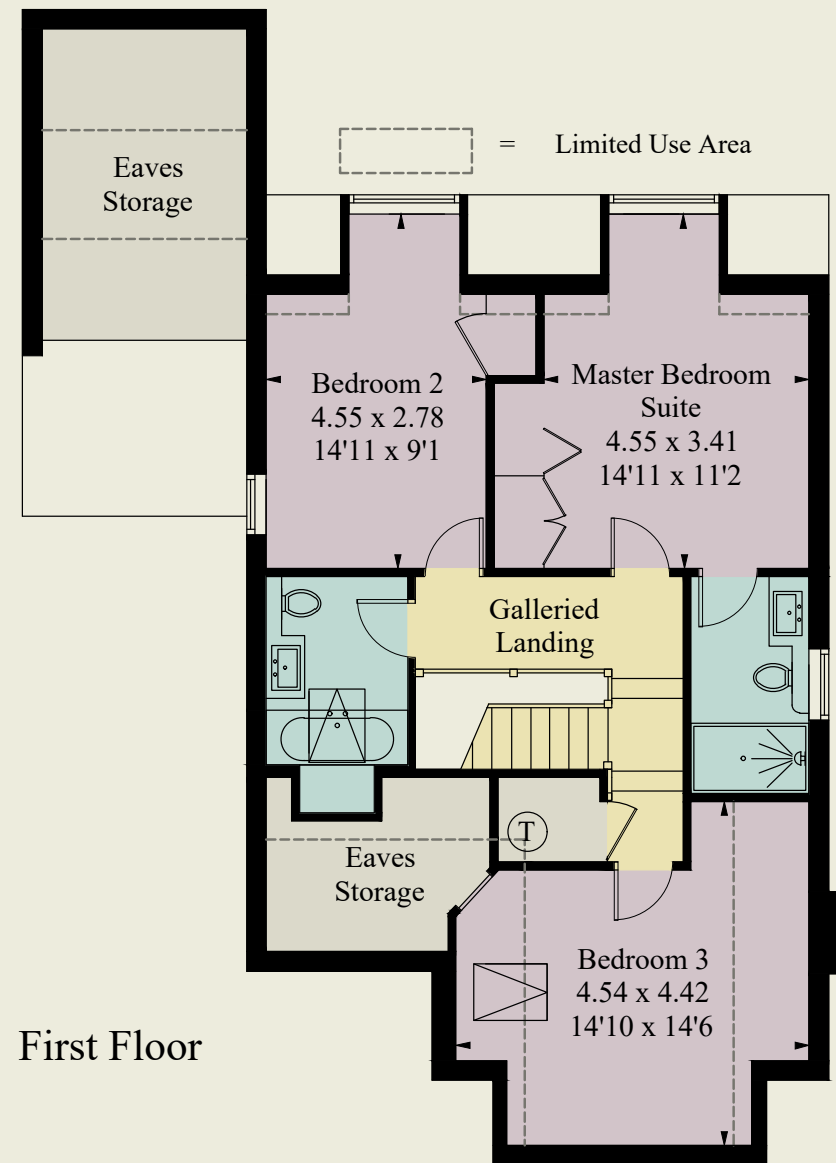
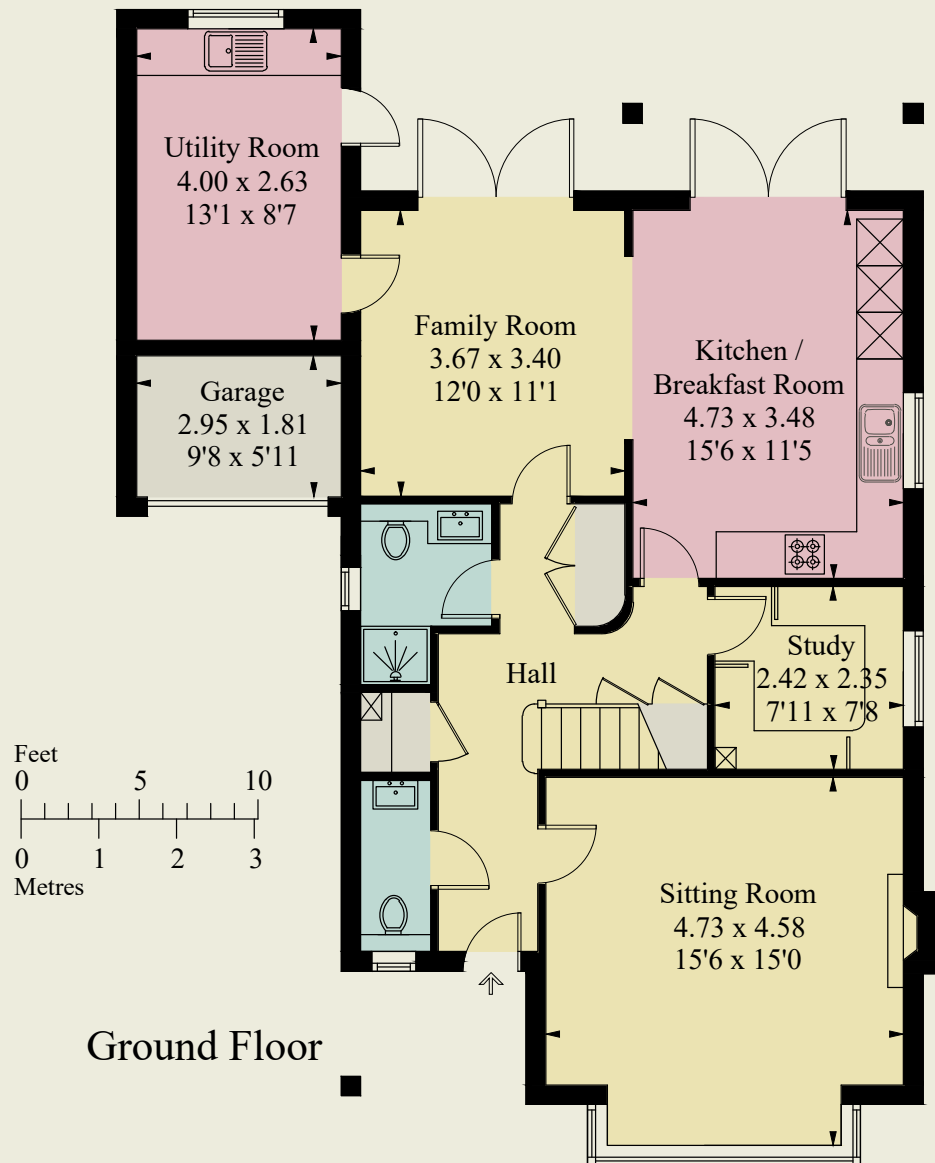


2 Spencer Close, Goring on Thames, Oxfordshire, RG8 0DW

Approximate Gross Internal Area (including Garage) = 153 sq m / 1646 sq ft

Limited Use Area = 10 sq m / 107 sq ft

Total = 163 sq m / 1754 sq ft





GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Central heating and Hot Water from gas fired condensing boiler. Secondary Hot Water supplied from pressurised hot water cylinder.

Council Tax: F

Energy Performance Rating: 79 C

Postcode: RG8 0DW

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 turn right and proceed up to the top of the High Street where at the railway junction bear left on to the Wallingford Road. Continue along for approximately ¼ of a mile and reaching a cross roads, turn right into Elvendon Road. Proceed for a further few hundred yards, taking the 2nd right into Summerfield Rise. Spencer Close will be found to the top of Summerfield Rise off on the right hand side, Number 2 being the second house on the left.

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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