



2 THE MAISONNETTES

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour)

- 10 Minute Walk ♦ Reading (London, Paddington 27 minutes)

- 11 Miles ♦ M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley

on Thames - 12 Miles ♦ Oxford - 19 Miles ♦ Wallingford - 4.5 Miles

(Distances and times approximate)

Ideally situated nestling in the fringe of this delightful picturesque Thames-side village close to the scenic Elvendon Valley and surrounding Chilterns countryside easily accessible for the High Street shops and amenities, the scenic riverside, and mainline railway station providing access to London Paddington in under the hour.

A well proportioned Ground Floor 2 bedroom Maisonette in a quiet lightly wooded setting, affording clear scope for refurbishment, with spacious front and rear gardens, and garaging.

♦ Front Porch

♦ Reception Hall With Airing Cupboard

♦ Sitting / Dining Room With Bay Window & Fireplace

♦ Fitted Kitchen

♦ 2 Bedrooms

♦ Shower Room

♦ Garage Located At The Rear



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.

PROPERTY DESCRIPTION

2 The Maisonettes is one of 8 similar properties arranged in two blocks of 4, and built in the 1960's. The buildings are traditionally constructed having red brick elevations under pitched tile roofs with each Maisonette having its own private entrance.

No 2 is located in the second block on the left hand side with its entrance on the frontage behind its own walled garden, benefitting from 2 bedroom accommodation.

The property is in need of through refurbishment throughout, affording would be buyers the opportunity to personalise their new home, or create a superb buy to let investment.

OUTSIDE

The Maisonette fronts onto Icknield Road set behind its own walled front garden. A pathway leading to the front door is via a low gate.

The main garden is to the rear, accessed from the smaller bedroom. It has a shed for garden storage. Between the two maisonette buildings is a wide roadway access leading to a lightly wooded area at the rear, where the garage for 2 can be found.

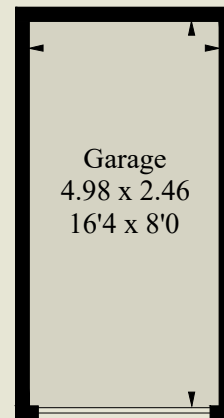
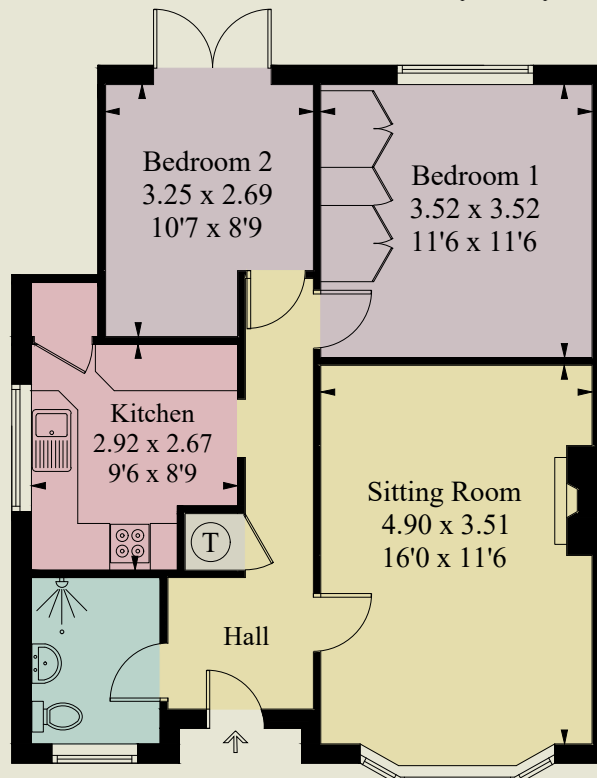


2 The Maisonettes, Ickneald Road, Goring on Thames, Oxfordshire, RG8 0DH

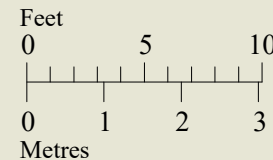
Approximate Gross Internal Area = 59 sq m / 635 sq ft

Garage = 12 sq m / 129 sq ft

Total = 71 sq m / 764 sq ft



(Not Shown In Actual
Location / Orientation)



CREATESPACE DESIGN ref 544

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

GENERAL INFORMATION

Services: Main electricity and water are connected to the property.

Council Tax: C

Energy Performance Rating: D / 67

Postcode: RG8 0DH

Local Authority: South Oxfordshire District Council

Tel: 01491 823000

Tenure: The property has the benefit of a Lease of 999 years originating in 1960. A Ground Rent of £5 per annum is payable to the Freeholder. Each Leaseholder arranges their own Buildings and Contents Insurance.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring bear right and proceed up to the top of the High Street. At the Railway Bridge junction turn left onto the B4009 Wallingford Road. In a further 1/3 of a mile turn 4th right into Elvendon Road and towards the further end of the road turn left into Ickneild Road where No 2 will be found in the second building 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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