



# 1 FAIRFIELD COTTAGES

FARM ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

**Warmingham**  
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Central Village Shops and Mainline Station - 5 mins walk ♦

Wallingford on Thames - 4.5 miles ♦ Pangbourne on Thames

- 4.5 miles ♦ Reading - 10 miles ♦ Newbury - 13 miles ♦

Oxford - 19 miles ♦ Henley on Thames - 12 miles ♦

M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 16 miles

(Distances and times approximate)

Situated within a quiet no-through lane at the top of the high street and conveniently placed within easy walking distance of the central village shops and amenities, riverside walks and for the mainline station, providing access to London in under the hour.

An end of terrace cottage with parking to the front and long rear garden of 90 ft at the rear offering clear potential for enlargement and refurbishment, subject to relevant planning permission.

- ♦ Hallway
- ♦ Living Room with Fireplace
- ♦ Kitchen / Breakfast Room
- ♦ Bathroom (downstairs)
- ♦ Rear Lobby
- ♦ Cloakroom

- 
- ♦ Landing
  - ♦ 3 Bedrooms

- 
- ♦ Front Gravelled Driveway

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- ♦ Rear Southerly Facing Gardens & Grounds of approximately 90 ft

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- ♦ Clear potential for enlargement and refurbishment, subject to relevant planning permission

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- ♦ NO ONWARD CHAIN



## 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, Shiplate 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

Built in 1920's, 1 Fairfield Cottages is the first cottage in a row of 3. With brick elevations and tiled roof, it offers a wonderful opportunity for extending and refurbishment, subject to planning permission, which has been granted to the neighbouring cottages. Entrance is into the hallway with staircase and door takes you through into the front sitting room with fireplace. The kitchen breakfast room has a larger cupboard and then a rear lobby leading to a cloakroom and back door. There is a downstairs bathroom with bath and overhead shower. Upstairs there are 3 bedrooms. With great potential in a popular no through road, an early viewing is advised.

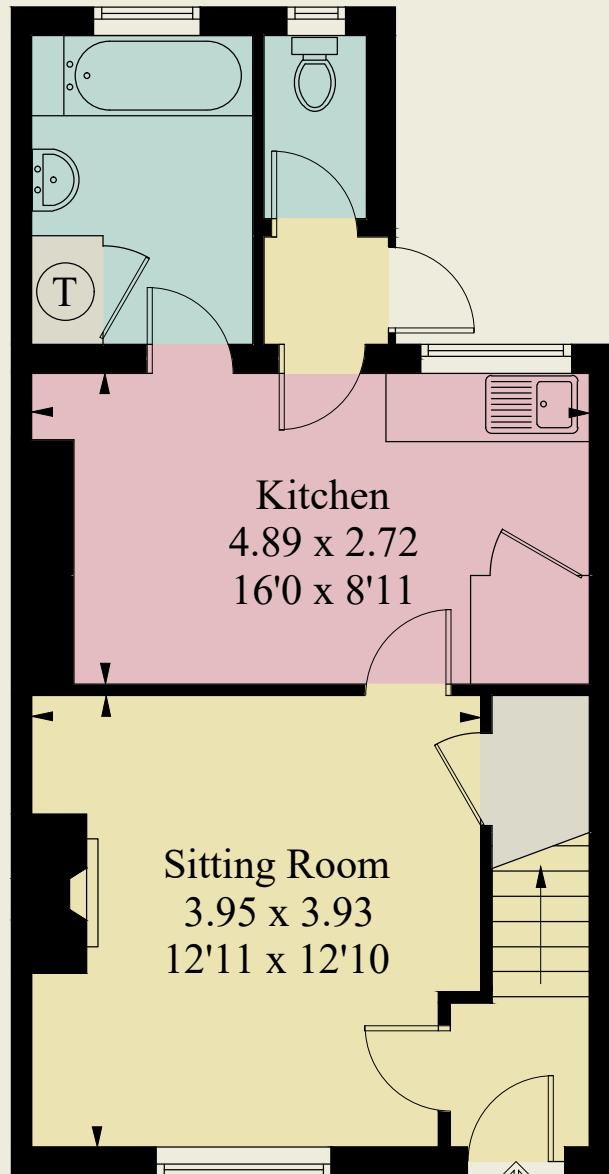
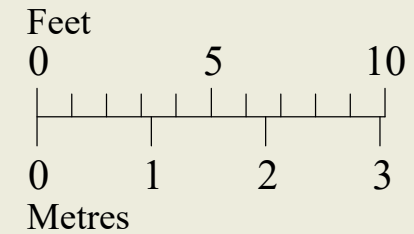
### OUTSIDE

The entrance drive is gravelled and allows off road parking. To the side of the house is a paved path leading to the rear garden. The garden is mature with fenced boundaries on all sides. Mainly lawn with various shrubs and trees, the gardens extend to 90 ft and are a huge benefit to the overall property.

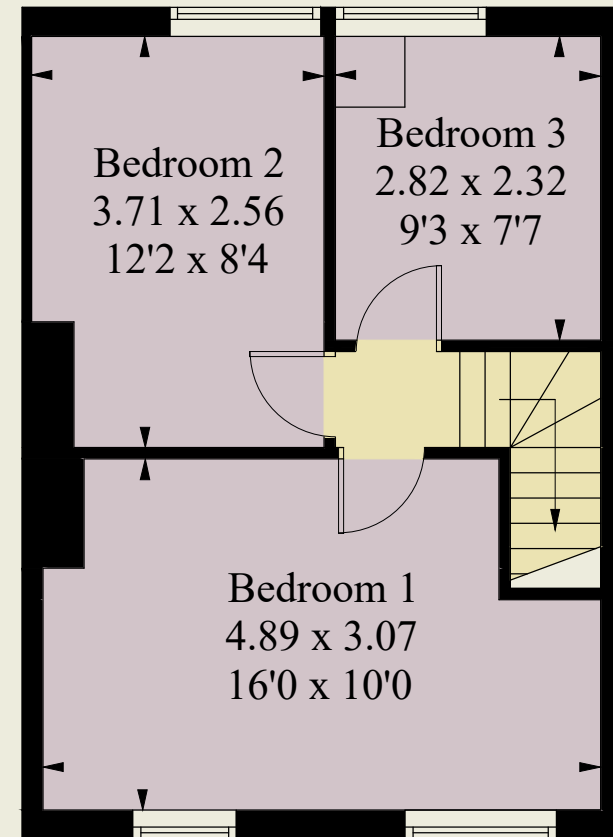


# 1 Fairfield Cottages, Farm Road, Oxfordshire, RG8 0AD

Approximate Gross Internal Area = 75 sq m / 807 sq ft



Ground Floor



First Floor

CREATESPACE DESIGN ref 555

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





## GENERAL INFORMATION

**Services:** Water, drainage and electric are connected to the property. Heating from Night Storage Heaters.

**Council Tax:** C

**Energy Performance Rating:** F

**Postcode:** RG8 0AD

**Local Authority:** South Oxfordshire District Council  
Telephone: 01235 422 422

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring on Thames bear right and continue up to the top of the High Street. At the Railway Bridge junction continue straight across to Farm Road. 1 Fairfield Cottages will be found about 40 metres along 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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