



BEECHCROFT

READING ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Station (London Paddington within the hour)
- 4 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 approximate)

Privately situated in the heart of this quintessential English riverside village, just a few minutes' walk to the River Thames, shops, restaurants, and mainline railway station, an individual detached property set in 2/3 rd of an acre plot with scope to extend subject to relevant planning permission.

♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ A detached family house offering accommodation of approximately 2,464 sq ft

♦ Stunning Gardens of Approximately 2/3 Of An Acre

♦ Gated Entrance and Spacious Gravelled Driveway

♦ Entrance Hall

♦ Cloakroom / Bathroom

♦ Kitchen

♦ Dining Room

♦ Sitting Room

♦ 2 Double Bedrooms (Downstairs)

♦ Utility Room

♦ Cloakroom

♦ Landing

♦ Main Bedroom with Ensuite Bathroom

♦ Large Walk In Eaves Storage Roo

♦ Bedroom 4

♦ Double Garage

♦ In All Extending to 2464 Sq Ft



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 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 the 1950's of traditional construction with brick elevations and tiled roof with twin projecting gables at the front. Beechcroft is an individual detached property offering generous accommodation and having benefitted from updating by the current owner, but with scope to extend, subject to relevant planning permission. Entrance is into a generous reception hall, giving access to all ground floor rooms and staircase. The kitchen is fully fitted with shaker style units and tiled flooring with underfloor heating. Bi-fold doors then take you through into the dining room which overlooks the garden, with doors for access. There is a side kitchen door taking you to a rear lobby which has doors to both the front and back of the house, plus garage. There is a separate cloakroom and next door is a utility room. The sitting room features original parquet flooring and a wood burner. There are 2 double bedrooms downstairs and a family bathroom. Upstairs, the main bedroom is a generous size, featuring 2 double built-in wardrobes and a large window overlooking the garden. There is an ensuite bathroom which has access to a large walk-in eaves storage. Offering a wonderful opportunity with such a rare house to the market. An early viewing is highly recommended.

OUTSIDE

Quietly tucked away in the heart of this quintessential English village, Beechcroft sits in an elevated position with a long frontage to the Reading Road, benefitting from total privacy behind hedging. Electric wooden gates open up to the gravelled driveway with grass banks either side and offering plenty of parking for several cars. The double garage affronts the drive with an additional car port at the side. There is access to the rear through secure gates to both sides. The rear gardens are wonderful, with hedged boundaries and trees to the rear, it is a private sanctuary. A tiled terrace runs the width of the house and offers a wonderful opportunity for "al fresco" dining and entertaining. Mainly laid to lawn, the garden faces south and features many specimen trees including Copper Beech, Walnut, Chestnut and Cherry. There are 2 summer houses, one on the end of the terrace and a second one behind the hedging at the back of the garden. Simply stunning and with a total plot of 2/3 of an acre.






Beechcroft, Reading Road, Goring on Thames, Oxfordshire, RG8 0ER

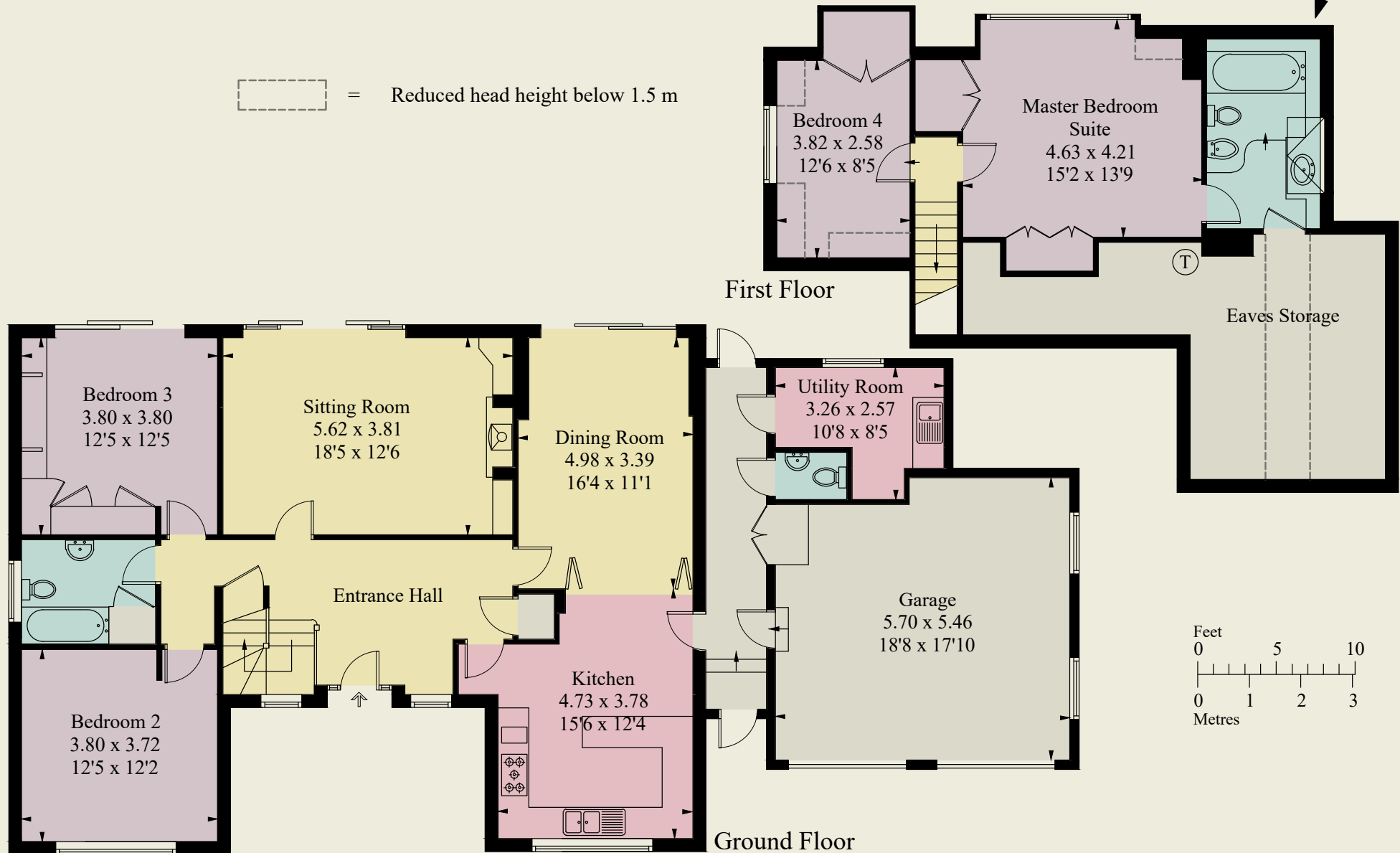
Approximate Gross Internal Area (including Garage) = 203 sq m / 2185 sq ft

Limited Use Area = 26 sq m / 279 sq ft

Total = 229 sq m / 2464 sq ft



 = Reduced head height below 1.5 m



CREATESPACE DESIGN ref 507

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



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired central heating with boiler located in the walk-in eaves cupboard.

Council Tax: G

Energy Performance Rating: 66 D

Postcode: RG8 OER

Local Authority: South Oxfordshire District Council

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 turn right, then left onto Reading Road. Carry on up the road and Beechcroft will be found on the right hand side, just before the bend.

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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT
E: sales@warmingham.com
www.warmingham.com

