



TEMPLE GARDENS

THE BRIDLEWAY ♦ 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)

Situated in a quiet private road within easy reach of all the High Street shops and amenities, the scenic riverside, and mainline railway station providing access to London Paddington in under the hour.

An individually designed detached house within a mature plot of 0.214 of an Acre offering 4 bedroom and 2 bathroom accommodation, requiring updating and potential to extend, subject to planning permission.

♦ Private Gated Driveway

♦ Integral Garage

♦ Covered Entrance Porch & Car Port

♦ Reception Hall

♦ Cloakroom

♦ Dining Room

♦ Sitting Room with Fireplace

♦ Utility Cupboard

♦ Kitchen

♦ Landing

♦ Main Bedroom with Balcony and Ensuite Bathroom

♦ 3 Further Bedrooms

♦ Family Bathroom

♦ In all Extending to 1797 sq ft

♦ Enclosed Mature Gardens and Grounds



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, Moultsford 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

Built in the late 1960's, Temple Gardens is an individually designed property offering accommodation of 1,797 sq ft including garage. Having mellow brick with white plastic boards on the upper elevations under artificial slate roof, it sits centrally within its plot. Entrance is into an internal porch which then opens into the reception hall with utility cupboard, cloakroom and staircase. Parquet flooring runs through from the hall into the dining room and then steps take you down into the living room. The living room has an exposed brick wall with fireplace inset. There are sliding doors leading onto the patio and garden which provide a wonderful "al fresco" back drop to enjoy its mature outlook. The kitchen is fully fitted with back door leading to the car port which sits in-between the main house and the garage. Upstairs the main bedroom overlooks the garden and has a balcony to sit and enjoy the botanical view. The room has built in wardrobes and an ensuite bathroom. There are 3 further bedrooms, 2 with built in wardrobes, a family bathroom with bath and separate shower and the landing window looks across the front with views over towards the River Thames. The attic floor is completely walkable. The property offers great space and would benefit from updating. Some windows and doors have been replaced with UPVC. There would be potential to extend, subject to planning permission.

OUTSIDE

Approached via a bricked frontage, the entrance is through wrought iron gates onto the large driveway offering parking for several cars and leading to the garage. The garage has a front up and over door and there is an additional side door accessed via the undercover car port. There are shrubs and borders to the front of the house with the main garden at the back. Large lawn with mature trees, shrubs and seasonal flowers feature and provide privacy throughout. The entire plot is 0.214 of an Acre.



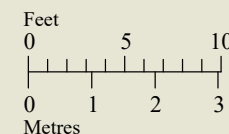


Temple Gardens, The Bridleway, Goring on Thames, Oxfordshire, RG8 0JY

Approximate Gross Internal Area = 151 sq m / 1625 sq ft

Garage = 16 sq m / 172 sq ft

Total = 167 sq m / 1797 sq ft



CREATESPACE DESIGN ref 558

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



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating from gas fired boiler located in the garage.

Council Tax: G

Energy Performance Rating: TBC

Postcode: RG8 0JY

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 immediately past the shops turn next left into Cleeve Road. Follow this road and then go straight across at the junction with Glebe Ride and continue until the road bends into Mill Road. At this point, take the second driveway straight ahead and Temple Gardens is the first entrance in on the right.

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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