



6 CLEVEMEDE HOUSE

GORING ON THAMES ♦ OXFORDSHIRE

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Goring Railway Station (London Paddington within the hour)

Streatley High Street / River 0.25 miles ♦ Reading 10 miles

(London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦

Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles

(Distances and times approximate)

A stylish top floor apartment with impressive 2 double bedroom accommodation, featuring a 35' living/dining room with open plan kitchen.

♦ Wide steps up to front entrance with large door opening into grand reception hall

♦ Secondary stair case off rear hall to private 2nd floor (top floor) landing

♦ L-shaped reception hall

♦ 35' Living/Dining room with open plan kitchen incorporating a breakfast bar

♦ 2 Double bedrooms, one with period fireplace and one with Ensuite shower room

♦ Main Bathroom

♦ Gas central heating

♦ Extensive lawn gardens and tree-lined grounds with gravelled entrance

♦ Drive, forecourt and extensive parking area



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.

Crossrail services have commenced from Reading which together with the electrification of the line will significantly improve travelling times to Paddington and central London destinations.

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.

PROPERTY DESCRIPTION

Clevemedes House built in approximately 1882, is a substantial house of striking appearance with impressive traditional architectural features and detailing associated with the Victorian age.

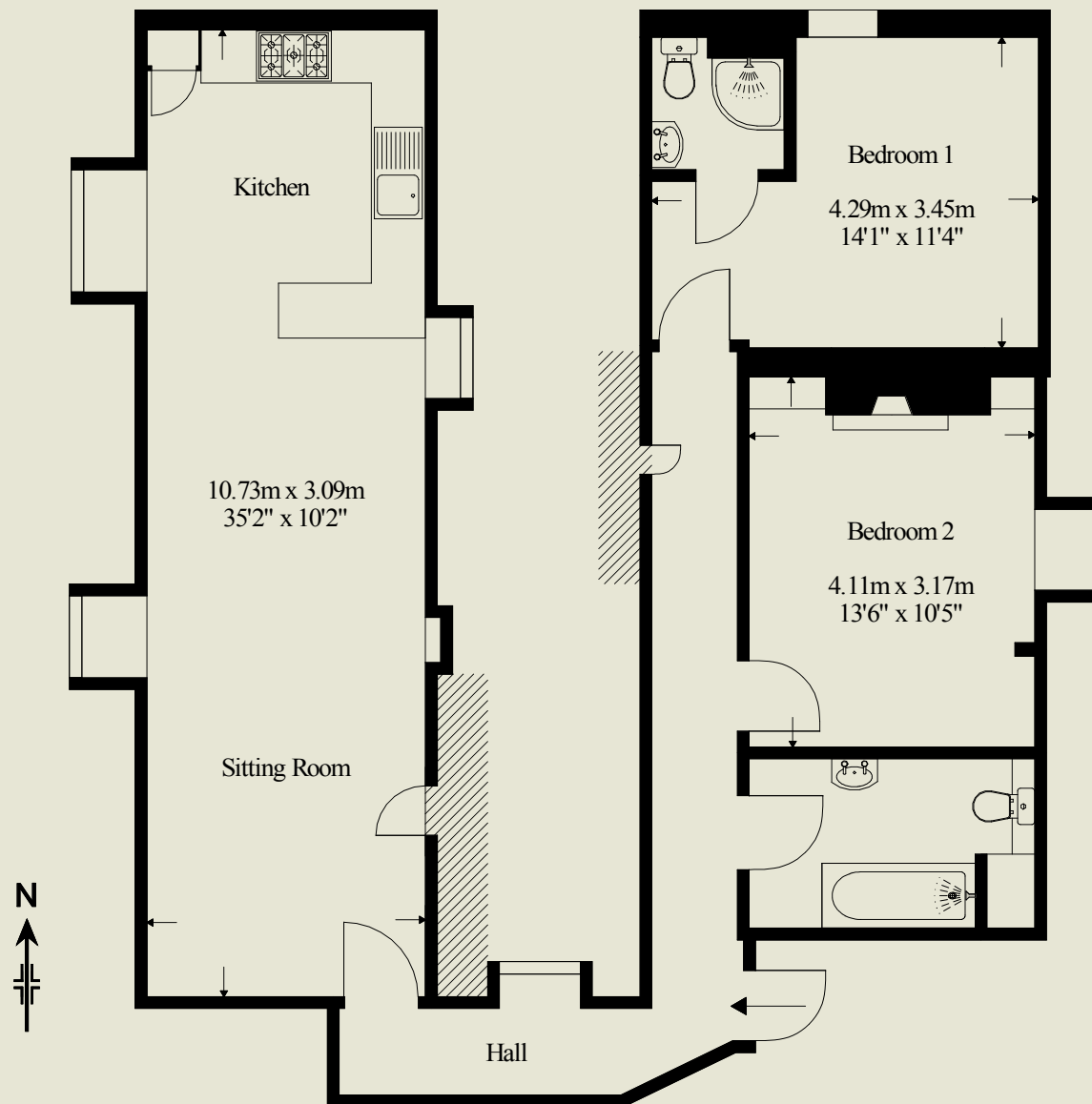
6 Clevemedes House is one of two apartments located on the second (top) floor. Approached from a wide secondary staircase, leading off a back hall of the main hall. The apartment has in recent years been completely refurbished and remodelled, now providing particularly stylish accommodation in a stunning arrangement, with many features including inset lighting, modern kitchen, bathroom and a modern ensuite shower room.

OUTSIDE

Set back behind tree lined close, Clevemedes House stands in mature, mainly lawned gardens and grounds with the principal area located on the south side. The tree lined surroundings and mature hedges and shrubs around the boundaries provide privacy and protection. At the front of the property and along the north side there is an extensive gravelled forecourt and parking area for owners and visitors.



6 Clevedon House, Goring on Thames.



Approximate gross internal area

80.82 sq.m. 870 sq.ft.

Scale: 1 2 3 Metres
5 10 Feet



GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from gas fired combination boiler.

Council Tax: C

Energy Performance Rating: D

Postcode: RG8 9BX

- ◆ Holding Deposit equal to 1 weeks rent = £288.46
- ◆ Deposit of 5 weeks helps against damages = £1,442.30
- ◆ Minimum 12 month tenancy

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring, turn right and proceed up the High Street and immediately past the shops turn left into Cleeve Road. At the next junction with Glebe Ride continue straight across and towards the end of Cleeve Road turn right into Clevedeme. At the further end continue through the gated entrance into Clevedeme House where parking is easily available.

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

