



7 WEST WAY

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

7 WEST WAY

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Goring & Streatley Train Station (London Paddington within the hour) - 0.6 miles ♦ Reading - 11 miles ♦ M4 (J12) - 11 miles

♦ M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦

Oxford - 19 miles ♦ Wallingford - 8 miles

(Distances and times approximate)

Conveniently situated within walking distance of the village primary school and local shop, central High Street shops and amenities, River Thames and mainline train station providing direct access to London Paddington within the hour.

A lovely semi detached 3 / 4 bedroom property with generous extended living accommodation of 1,377 sq ft with delightful enclosed garden and private driveway parking.

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Utility Room

-
- ♦ Fitted Kitchen with Breakfast Bar
 - ♦ Sitting Dining Room
 - ♦ Family Room / Bedroom 4

-
- ♦ Landing
 - ♦ 3 Bedrooms
 - ♦ Family Bathroom

-
- ♦ In all Extending to 1,377 sq ft

-
- ♦ Mature & Secluded Rear Garden

-
- ♦ Private Driveway



SITUATION

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

West Way is located off Springhill Road on the perimeter of the village. It is a small cul-de-sac of modern houses of differing architectural design and elevations arranged in short staggered terraces, built in approximately 1965 by 'Loverock'.

7 West Way occupies a corner position and has been well maintained and presented, offering fantastic accommodation having been extended on the ground floor. The entrance hall has a cloakroom and also a generous utility room with fantastic storage. Wood flooring runs throughout the ground level. A door then leads into the fully fitted kitchen which has a breakfast bar, naturally separating it from the sitting room. Roof windows in both the kitchen and living room offer wonderful light, in addition to French doors leading out onto the terrace for "al fresco" dining from the sitting room. The sitting room also incorporates a dining area and there is a separate family room / Bedroom 4 with additional French doors and then a lovely picture window on the back wall and into the rear hallway which has coat storage and back door giving side access. Upstairs is arranged around a central landing with two generous Double Bedrooms, a third Single Bedroom and a family bathroom with bath and overhead shower. The accommodation extends to approximately 1,377 sq ft.

OUTSIDE

At the front of the property there is a private driveway affording off road parking for 2 cars. A side gate then leads to the rear garden and there are 2 sheds for storage.

The garden at the rear has a sunny South Easterly aspect. Immediately adjoining the rear of the house is a patio ideal for outside dining and entertaining, overlooking the lawned garden with colourful & attractive mature borders, complimenting the property perfectly.

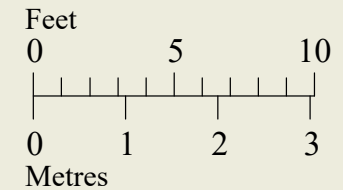


7 Westway, Goring on Thames, Oxfordshire, RG8 0BX

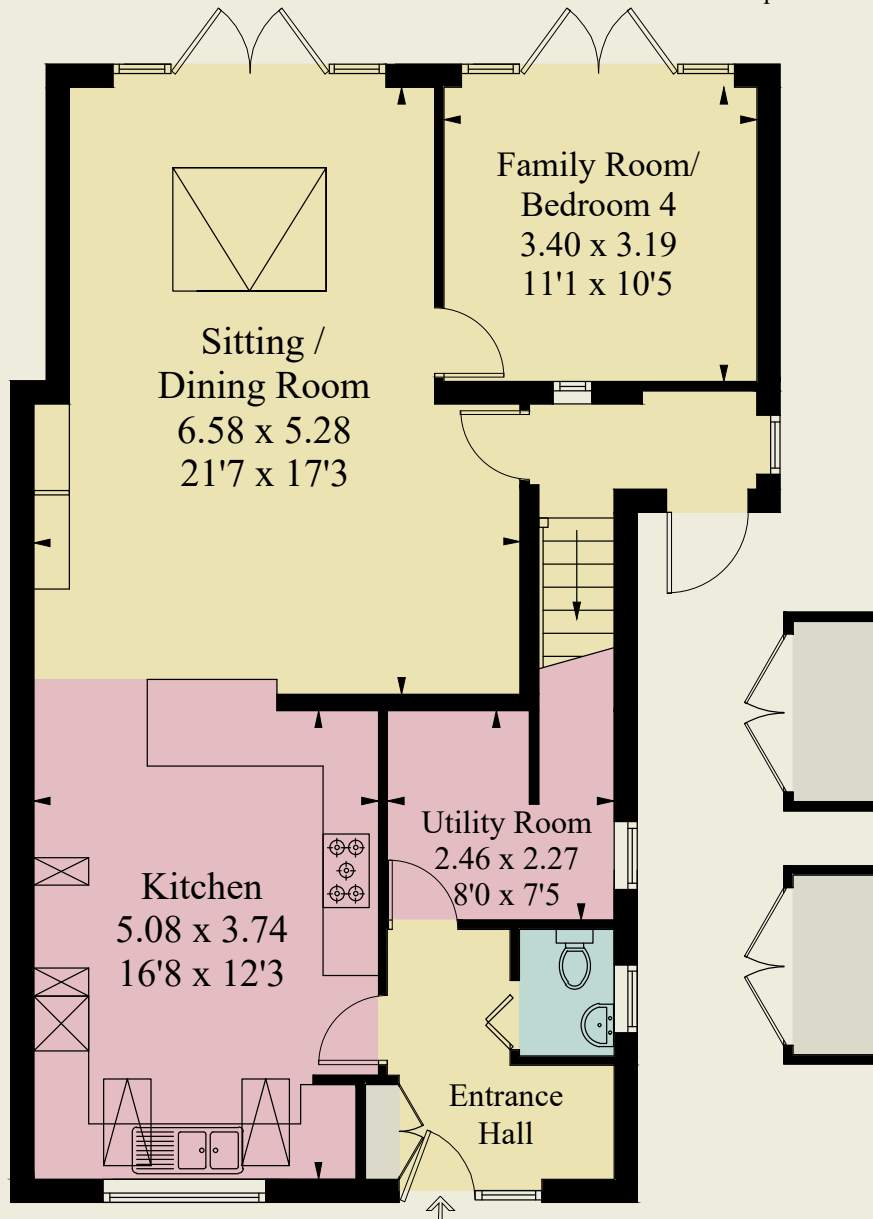
Approximate Gross Internal Area = 125 sq m / 1345 sq ft

Sheds = 3 sq m / 32sq ft

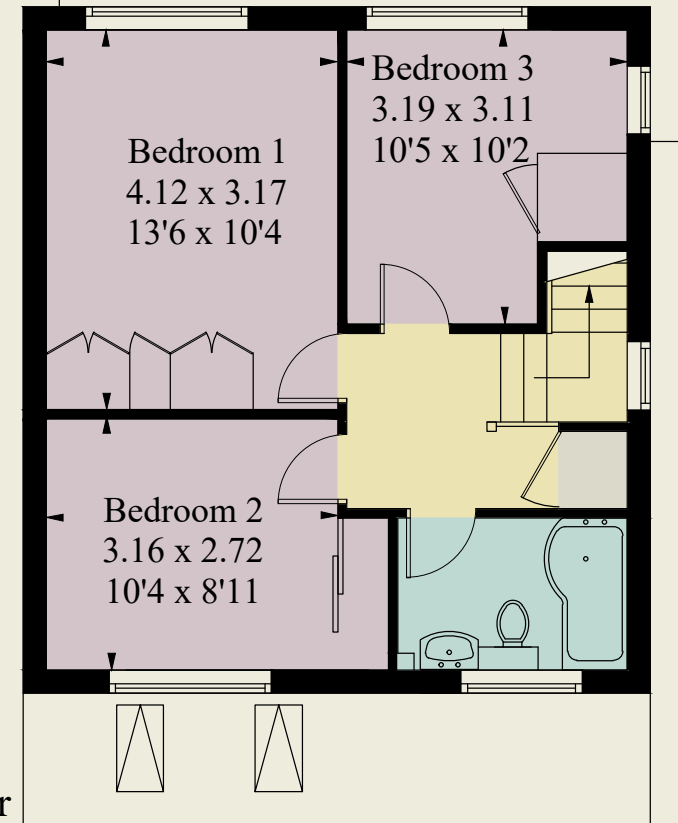
Total = 128 sq m / 1377 sq ft



Ground Floor



First Floor



CREATESPACE DESIGN ref 574

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



GENERAL INFORMATION

Services: Mains electricity, gas, water and drainage are connected to the property. Central heating from gas fired boiler.

Council Tax: D

Energy Performance Rating: C / 72

Postcode: RG8 0BX

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street where at the railway bridge junction turn left onto the Wallingford Road. Continue as if leaving the village and on reaching the rising ground take the last turning right into Springhill Road. West Way is the first turning on the right and No 7 will be found in the far left hand corner.

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

