



## APPLEGATE

CROFT ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE







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Goring & Streatley Station (London Paddington within the hour) - 5 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)

Within a sought after road in the heart of this popular Thameside village, close to all the village amenities and walking distance to the main line Station at Goring & Streatley with commuter train to London Paddington within the hour.

A detached Victorian house with period features, rare to the market and offering potential for extending and offering a development opportunity with a plot size of 0.495 of an Acre.

♦ Reception Hall

♦ Dining Room

♦ Family Room

♦ Sitting Room

♦ Kitchen

♦ Cellar

♦ Veranda

♦ Greenhouse and Shed

♦ Gardeners Cloakroom

♦ Galleried Landing

♦ 4 Double Bedrooms

♦ Family Room

♦ Cloakroom

♦ Driveway

♦ Mature planted grounds to the front and rear garden with spacious lawn totalling 0.495 of an Acre

♦ Detached Period Outbuilding with Garage, Store Room, Stable, Tack Room and Tool Shed

♦ In all Extending to 2,540 sq ft



## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downs 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 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

Applegate is an attractive detached Victorian property offering a rare opportunity to acquire a period property on a large plot and potential for further development. The house itself has been in the same family for 67 years and displays some lovely features of its time, including high ceilings and picture rails, sash windows and the original bell board. It is traditionally constructed with red brick elevations under a tiled roof and cash iron drainpipes. Entrance is into a spacious hall giving access to all reception rooms. The dining room overlooks the front of the property and has a pretty bay window. There is a family room

to the other side of the hallway and at the back is both the sitting room and kitchen. The sitting room has doors leading out onto a lovely veranda and offering a wonderful opportunity for "al fresco" dining and entertaining. The kitchen has fitted units all around and then a staircase leads down to the cellar which has 2 rooms. Upstairs, the galleried landing is spacious and light. There are 4 double bedrooms and a bathroom with separate toilet. The house would benefit from updating and opportunities to extend, subject to relevant planning permission.







## OUTSIDE

Privately situated behind hedging, the gravelled driveway sweeps round to the front and offers parking for several cars as well as a car port and garage. There are several shrubs and trees amongst a large generous lawned area. To the right of the property, double gates take you down to the side of the house where there is an outside boiler and "gardeners cloakroom". To the opposite side is a period outbuilding

which includes a store room, large former stable and tack room plus a tool shed. The gardens at the back are vast and incorporate a kitchen garden with green house, mature trees and beautifully planted flower beds. Its west facing aspect enhances its appeal and offers privacy and total harmony. There is potential for a development opportunity with its wide side access leading down to the gardens and the grounds total 0.495 of an Acre.





# Applegate, Croft Road, Goring-on-Thames, Oxfordshire, RG8 9ES

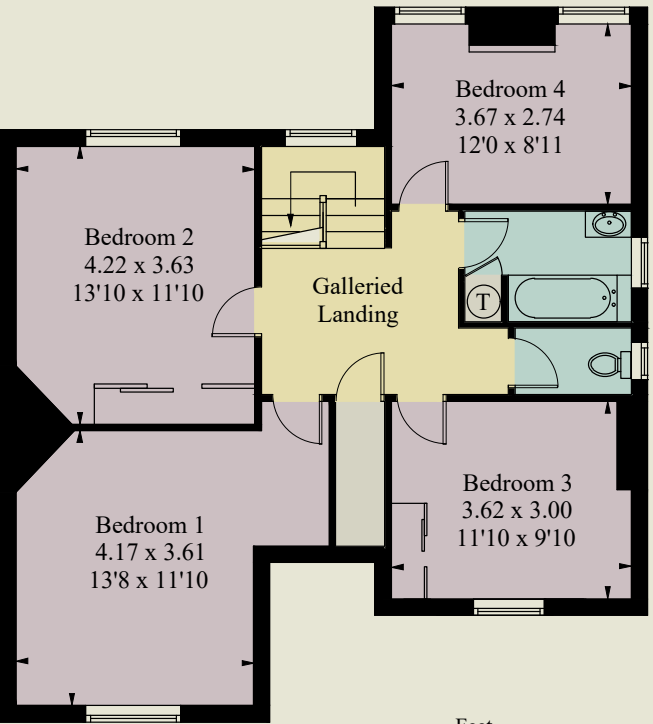
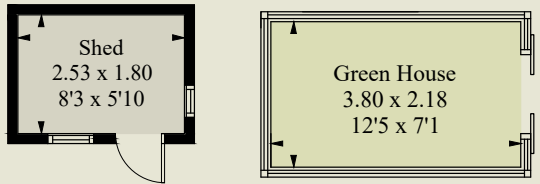
Approximate Gross Internal Area = 165 sq m / 1776 sq ft

Outbuildings = 71 sq m / 764 sq ft

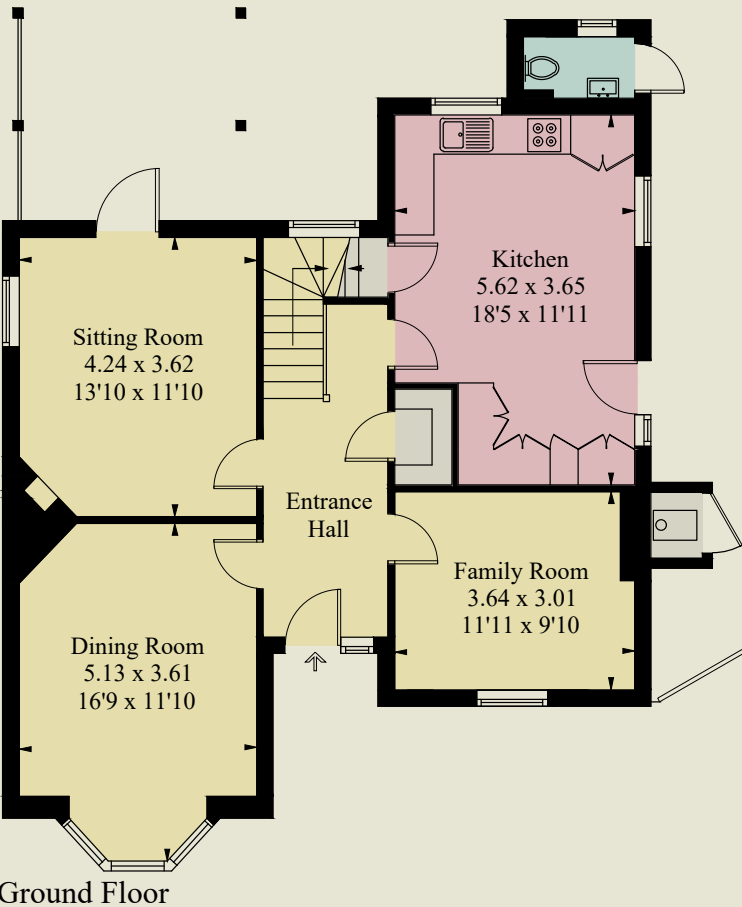
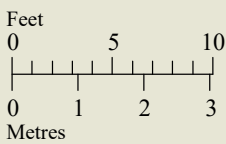
Total = 236 sq m / 2540 sq ft



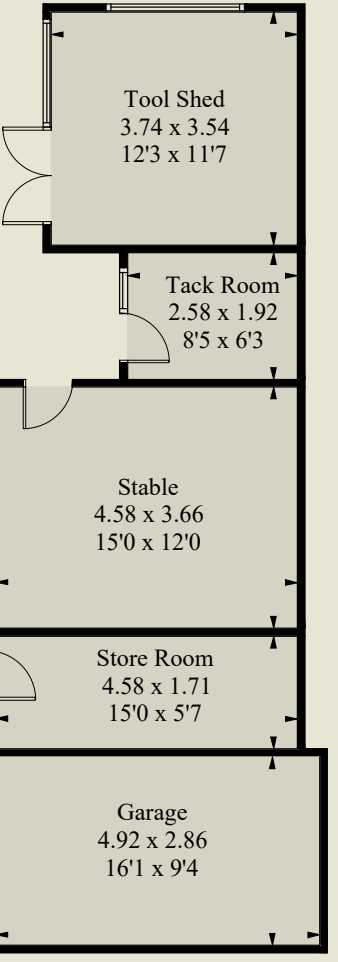
(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



Carport

CREATESPACE DESIGN ref 553

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



## GENERAL INFORMATION

**Services:** Mains gas, electricity, water and drainage are connected to the property. Central heating and Hot Water from gas fired condensing boiler located outside.

**Council Tax:** G

**Energy Performance Rating:** TBC

**Postcode:** RG8 9ES

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co or Davis Tate.

## DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street. Turn left again opposite the Miller of Mansfield into Manor Road. On reaching the corner by continue round to the left into Station Road. After passing the Catherine Wheel Public House turn next right into Croft Road. Applegate will be found on the right hand side, just opposite the first turning to Holmlea Road.

## 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 or Davis Tate. 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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