



# FLAT 3 CHILTERN COURT

30 WALLINGFORD ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) ♦ Reading 11 miles (London, Paddington 27 minutes) ♦ M4 (J12) 11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles ♦ Oxford 19 miles ♦ Wallingford 8 miles

(Distances and times approximate)

Conveniently located within the village, easily accessible for the high street shops and local amenities, scenic riverside and mainline railway station providing access to London Paddington in under the hour, Chiltern Court is a relatively new signature development of luxury apartments built by Cantay Homes in 2008 to the highest standards incorporating an exacting and contemporary specification.

♦ Private & Spacious Drive & Forecourt

♦ Covered Front Porch

♦ Communal Reception Hall with Lift & Stairs

♦ Reception Hall

♦ Family Shower Room

♦ Open Plan Kitchen / Sitting Room

♦ Store Cupboard

♦ Master Bedroom Suite including En-Suite Bath Room

♦ 1 Further Double Bedroom

♦ Mature Communal Gardens & Grounds

♦ Communal Car Park



## 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 'AONB'.

In 2010 Goring was awarded the prestigious "Oxfordshire Village of the Year" and also the coveted "South of England" title. Local amenities include an excellent range of interesting shops, a bank, restaurants and riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist, library, and importantly a mainline station providing fast commuter services up to London (Paddington) in well under the hour. There is also an extensive selection well revered state and private schooling in the surrounding area. The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically Goring 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 luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.

## PROPERTY DESCRIPTION

Chiltern Court is a relatively new signature development of 10 luxury apartments built by Cantay Homes in 2008 of contemporary design and build affording high quality and stylish fixtures and fittings.

The development is conveniently located within the village, easily accessible for the central High Street shops and local amenities, scenic riverside and mainline station providing direct access to London Paddington in under the hour.

Flat 3 Chiltern Court occupies a quiet First Floor position and boasts an array of impressive feature as follows;

- ◆ Traditional cavity wall construction
- ◆ High levels of insulation
- ◆ Quality primary double glazed windows with security locks and stone sills
- ◆ White panelled interior doors having chrome furniture with carved door architraves, motifs and matching skirting boards
- ◆ Mains operated smoke detectors
- ◆ Energy efficient heating system with independent thermostatic controls
- ◆ Generous supply of power sockets provided with brushed chrome fittings
- ◆ A combination of inset, down-lighters, and up-lighter lighting
- ◆ TV points and BT points in Kitchen / Living room and bedrooms

The apartment offers luxury versatile open plan living within a traditionally crafted exterior, affording accommodation with a spacious reception hall, ample storage, a kitchen / sitting room, 2 double bedrooms, 1 with an en-suite bathroom, a separate shower room, and gas central heating.

## OUTSIDE

The overall development is fully enclosed and sheltered by lap larch fencing and a mixture of newly planted hedging and trees combined with existing foliage.

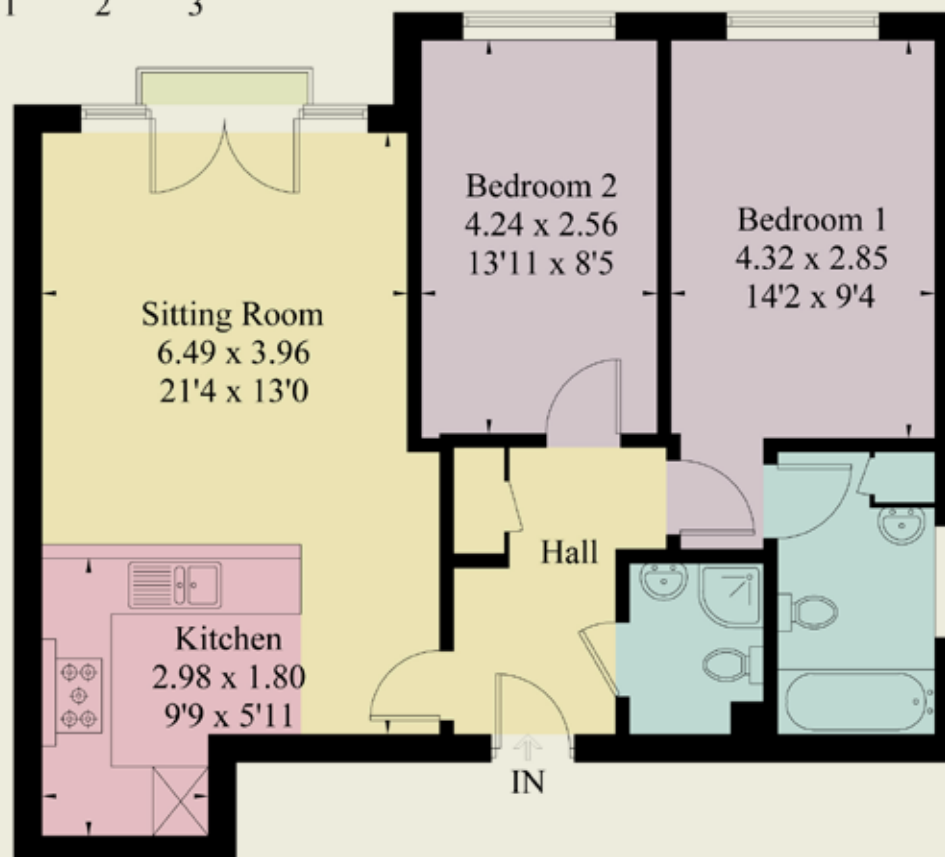
The hedge lined private entrance leads to the side and rear car parking areas and the main communal entrance to the apartments.

West and east of the development you'll find communal landscaped gardens which are maintained by the management company. A discreet cycle store will be found to the rear of the parking areas.



# Flat 3, 30 Wallingford Road, Goring, Reading, RG8 0BH

Approximate Gross Internal Area = 70.8 sq m / 762 sq ft



## First Floor

FLOORPLANZ © 2017 0845 6344080 Ref: 181062

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage are connected to the property. Central Heating and Hot Water from mains gas fired boiler.

**Council Tax:** D

**Energy Performance Rating:** B / 83

**Postcode:** RG8 0BH

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

**Tenure:** Leasehold

**Length of lease:** 97 years remaining

**Annual ground rent amount:** Included in the service charge

**Ground rent review period:** December to December

**Annual service charge amount:** £2166.77

**Service charge review period:** December to December

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring proceed up the High Street turning left at the railway bridge. Head along Wallingford road for a further 400 metres or so, and Chiltern Court can be found just off on the right hand side after having passed by Westholme Stores.

## 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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