



1 COURT GARDENS

CLEEVE ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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Pangbourne - 5 miles ♦ Wallingford - 6 miles ♦ Henley on

Thames - 12 miles ♦ Reading - 10 miles ♦ Oxford - 19 miles

♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦

M40 at Lewknor (J6) - 14 miles (Distances approximate)

Enjoying a relaxing ambience and outlook, nestling in the heart of the 'Conservation Area' within this delightful picturesque Thames-side village, the setting is simply delightful, situated in professionally landscaped communal gardens & grounds, within but a few minutes walk of the High Street shops, River Thames, and mainline railway station providing access to London Paddington in under the hour.

This elegant and stylish 2- bedroom ground floor apartment forms part of a small exclusive development in an architecturally striking late Victorian House, independently accessed, incorporating authentic decorative features and room proportions associated with this classical and much- admired era.

♦ Ideally situated between Reading and Oxford on the banks of The River Thames bordering the Chiltern Hills and Berkshire Downs in an "A.O.N.B."

♦ Reception Hall

♦ 2 Double Bedrooms with built-in wardrobes

♦ Bathroom with bath and separate shower

♦ Kitchen/Breakfast Room

♦ Access to private Cellar room

♦ Sitting / Dining Room

♦ Mature Landscaped Communal Gardens & Grounds Of Approximately 0.92 Of An Acre

♦ Communal Timber Store Shed

♦ Spacious "In & Out" Entrance Drive & Forecourt With 2 Designated Parking Bays



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 old world 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 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.

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 and Langtree Secondary School in Woodcote, 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.

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-on-Thames 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, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

OUTSIDE

The professionally landscaped and beautifully laid out gardens and grounds provide a further feature of the property with the Apartments deriving great benefit from the delightful mature tree-fringed private setting.

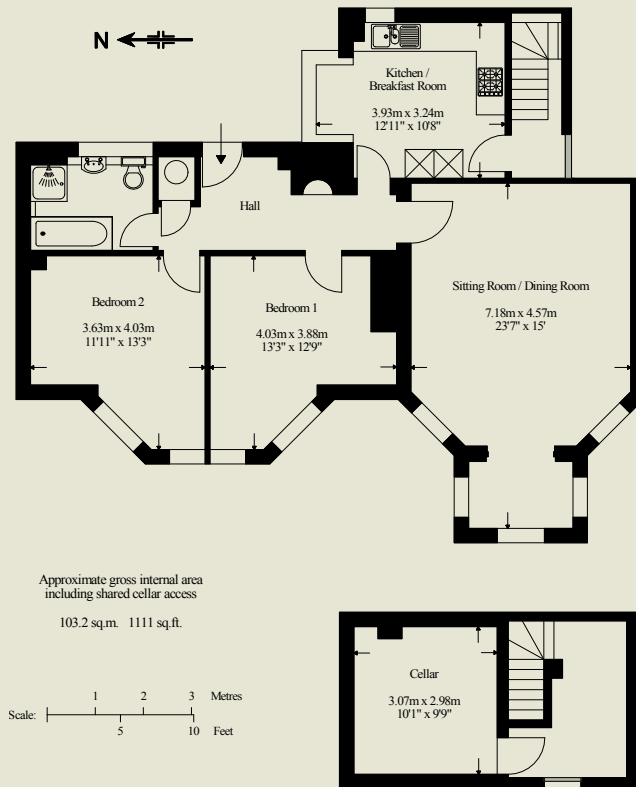
There are neat lawns with numerous interesting and well planted flower and shrub borders which contain many different varieties. Set around the boundaries are tall trees, many original varieties especially beech which add a rustic back cloth as well as giving natural privacy.

Extending along the frontage with Cleeve Road is a mature shrubbery with specimen trees which adequately screen the house. At either end there are gravelled vehicular entrances into the property and to the parking areas. Each Apartment has 2 Parking Spaces in the designated parking areas which have also benefited from thoughtful landscaping around which there is external lighting as well as along the pathways. At the rear of the house is situated a large timber built Store Shed which is used for communal storage. Whilst throughout the grounds, there is external lighting to pathways leading to entrances and parking areas.

Delightfully attractive, the communal gardens and grounds extend to approximately 0.92 of an acre, and should be viewed to be fully appreciated.



1 Court Gardens, Cleeve Road, Goring on Thames.



This diagram has been produced by Berkshire Draughting Ltd. for Warmingham.
Internal measurements only are taken and measurements in each room are accurate to within 75mm.
Fixtures & Fittings are representative and only approximate in terms of shape and style.
Compass point shows magnetic north. Do not scale.
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GENERAL INFORMATION

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

Energy Performance Rating: C

Postcode: RG8 9BZ

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up the High Street where immediately past the shops turn next left into Cleeve Road. Follow this road along continuing straight across at the junction with Glebe Ride. Towards the further end Court Gardens will be seen on the right hand side opposite the entrance to Cariat Court.

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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