



9 CARIAD COURT

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) 10 minute walk ♦ Reading 11 miles (London, Paddington 27 minutes) ♦ M4 (J12) 11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles ♦ Oxford 19 miles ♦ Wallingford 4.5 miles (Distances and times approximate)

Set in a delightful development of approximately four acres of mature 'park like' riverside gardens and grounds perched overlooking the River Thames nestling in the heart of the 'Conservation Area' within this delightful picturesque village ideally situated within a short walking distance of the High Street shops and amenities, scenic riverside walks and for the mainline railway station providing access to London Paddington in under the hour.

A superb modern and contemporary top floor apartment affording attractively arranged larger than average accommodation of approximately 785 sq ft with a delightful wide bay window enjoying stunning views overlooking the River Thames and beyond to the scenic National Trust hills on the Berkshire side of the river above Streatley.

- ♦ Spacious Communal Parking Forecourt
- ♦ Designated Garage

- ♦ Communal Entrance
- ♦ Reception Hall
- ♦ Fitted Kitchen
- ♦ Sitting Room / Dining Room
- ♦ Main Bedroom Suite With En-Suite Shower Room
- ♦ Shower Room
- ♦ Second Double Bedroom

- ♦ Glorious Communal Riverside Gardens & Grounds Of Approximately 4 Acres

- ♦ Awe-Inspiring Views

- ♦ In total Extending to 914 sq ft



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.

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.

Cariad Court is an exclusive development of 32 riverside apartments built in approximately 1975, located in an established and much favoured residential part of the village, adjacent to the 'Conservation Area' and within easy reach of the central shops, amenities and station.

Built on the site of an original late Victorian house, the apartments are set in mature, landscaped gardens and grounds which extend down to the river, incorporating terraced lawns and rockeries together with many specimen trees and shrubs. There is a long direct frontage to the river and a private river inlet along which are situated nine 30' moorings, owned exclusively by Cariad Court residents.

PROPERTY DESCRIPTION

Set in approximately four acres of mature 'park like' riverside gardens and grounds perched overlooking the River Thames nestling in the heart of the 'Conservation Area' within this delightful picturesque village ideally situated within a short walking distance of the High Street shops and amenities, scenic riverside walks and for the mainline railway station providing access to London Paddington in under the hour.

9 Cariad Court is located on the second floor of the second building, enjoying wonderful westerly facing views from its wide walk in bay window in the sitting / dining room. Directly overlooking communal grounds and the River Thames, the sunsets are wonderful, with further reaching views beyond to the scenic National Trust hills on the Berkshire side of the river above Streatley being afforded also.

Both spacious and well proportioned with attractively arranged and larger than average accommodation for the development, the apartment has in more recent years benefited from further investment with the installation of uPVC primary double glazed windows, new fitted shaker style kitchen with integrated appliances and beautiful shower room. Displaying wonderful light throughout, an early viewing is advised.

OUTSIDE

Cariad Court is located towards the top of Cleeve Road where an impressive, private, splayed entrance drive leads to Cariad Court itself and down to a large Communal Parking Area at the bottom,



close to the apartments themselves, off which there is access down to a separate Underground Parking Area where further communal parking spaces can be found.

Close to the front of the entrance drive, a further access road leads into the separate Garaging Area situated above the Underground Parking Area, with two rows of brick-built lock-up garages along either side, all having 'up-and-over' entrance doors. The Garage for the apartment is marked "9".

The mature 'park-like' gardens and grounds were originally designed and laid out for Cariad House which was a stately home built in the Tudor style for the Earl of Shrewsbury in the late Victorian era. Approximately 4 acres surround the Apartments which occupy a commanding position approximately 100ft above the River enjoying magnificent Westerly views across to water meadows opposite with

the National Trust hills and Berkshire Downlands forming a delightful backdrop in the distance.

The developers when demolishing the house took great care to retain as much as possible of the original garden layout and the many specimen trees so as to maximise the privacy and setting of the Apartments. The gardens contain many varieties of trees and shrubs which all combine to provide a most attractive and colourful setting through the seasons.

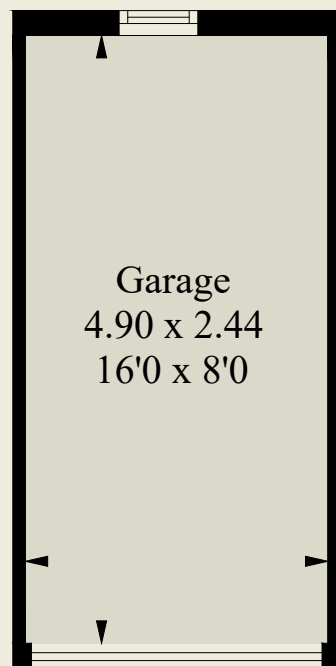
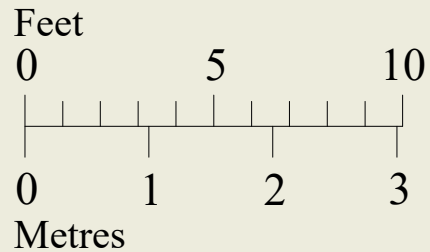
There are lawned terraces overlooking the River and low stone walled winding walkways with numerous rockeries and shrub borders. Additionally there is a long direct frontage to the River together with a wooded Eyot and a mooring inlet off which are located nine 30ft moorings owned exclusively by Cariad Court residents.

Flat 9, Cariad Court, Cleve Road, Goring-on-Thames, Oxfordshire, RG8 9BT

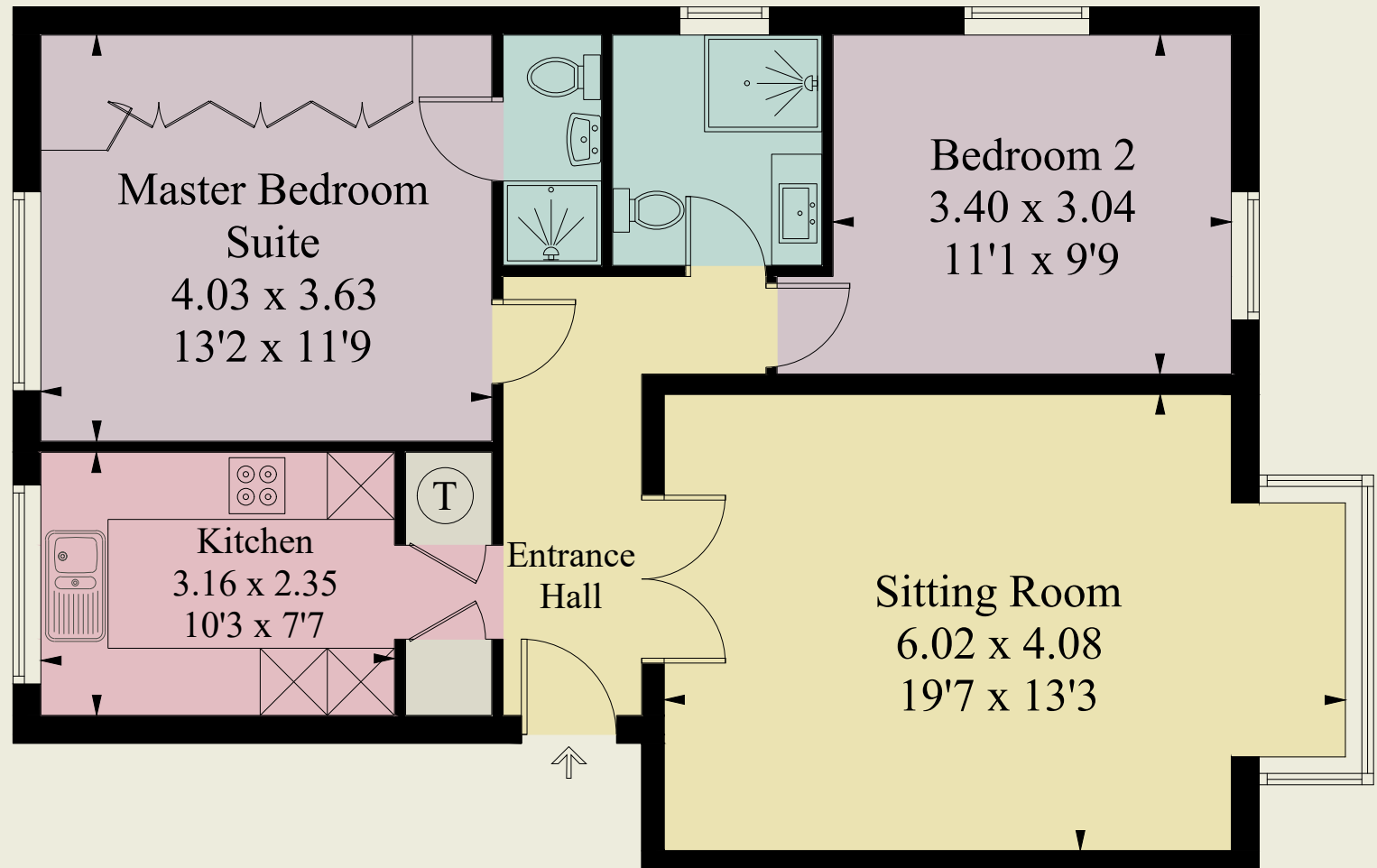
Approximate Gross Internal Area = 73 sq m / 785 sq ft

Garage = 12 sq m / 129 sq ft

Total = 85 sq m / 914 sq ft



(Not Shown In Actual
Location / Orientation)



CREATESPACE DESIGN ref 577

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



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected. Background heating from thermostatically controlled night storage heaters alongside electric heaters. Domestic hot water from immersion heater. The property benefits from a water softener located in the kitchen.

Council Tax: E

Energy Performance Rating: D / 56

Postcode: RG8 9BT

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

Ownership of the flat includes a share of the Freehold.

The Apartment is Leasehold and has the benefit of the remainder of 999 year Lease originating in approximately 2012. Current year's service charge are £2,000 per annum paid half yearly in April and October. The service charge includes buildings insurance, maintenance to the internal communal areas, maintenance to the exterior of the building, maintenance to the grounds, Communal lighting, and exterior window cleaning.

There is an annual ground rent of £550.00 per annum for the garage reviewed every 5 years

There is also a share in the Freehold.

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 after the shops turn left into Cleeve Road. Continue straight across at the junction with Glebe Ride and towards the further end of the road, the wide, splayed entrance into Cariat Court will be found off on the left-hand side. Number 9 is located within the second block approached from Cleeve 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. 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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