



WHITE LODGE

LIME TREE ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE





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High Street shops, river and station - within 5 minutes easy walking distance
♦ Pangbourne on Thames - 5 miles ♦ Wallingford on Thames - 6 miles ♦
Oxford - 20 miles ♦ Henley on Thames - 13 miles ♦ Reading - 10 miles
♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 15 miles
(Distances and times approximate)

In a sought after location in the heart of the village, close to all the village amenities including the High Street shops, River and Train Station at Goring & Streatley with Commuter Service To London Paddington Within The Hour.

A substantial late Victorian family home of impressive architectural design occupying a prime village location set in delightful gardens and grounds of 0.25 of an Acre together with outbuildings.

♦ A 5 Bedroom Characterful Home Of Generous Proportions

♦ Prestigious location approached off private road within easy reach of central shops, river and station

♦ Boot Room
♦ Cloakroom with Shower
♦ Kitchen Breakfast Room
♦ Utility Room
♦ Dining Hall
♦ Sitting Room
♦ Family Room

♦ Basement Room

♦ Main Bedroom with Built In Wardrobes and Ensuite Bathroom

♦ Second Bedroom Suite Bath and Separate Shower

♦ 3 Further Bedrooms

♦ Family Bathroom

♦ Summer House

♦ Former Stable with Tack Room and Log Store

♦ In All Extending To 2,906 sq ft

♦ Well Planted Gardens and Grounds of 0.25 of an Acre



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, veterinary centre 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.

Lime Tree Road lies just to the South of the village centre and High Street, and is a private un-adopted road linking Manor Road with Croft Road in what is generally regarded as the most favoured part of Goring comprising mainly individual properties in large gardens.





PROPERTY DESCRIPTION

Dating back to 1890, White Lodge is a beautiful house with whitened brick elevations under a clay tile roof. Benefitting from sympathetic extensions in previous years including a 2 storey extension in 2012, some new windows plus secondary glazing to the original, the property has been well maintained and offers spacious family accommodation. Entrance is into the boot room with good coat and shoe storage and then access into the cloakroom with shower. The room then flows into the kitchen breakfast room which is a generous space and has fully fitted units as well as a fitted original dresser and a separate utility room with back door. The family room sits off the kitchen and has a woodburner. There is a door from the family

room leading down to the basement, which is full head height and works well as a wine cellar. The dining room and the sitting room both overlook the front garden and doors give direct access onto the terrace which is perfect for enjoying an "al fresco" lifestyle. The sitting room has a fireplace. The staircase takes you up to the landing and access to all bedrooms. The main bedroom has dual aspects of the garden and generous fitted wardrobes as well as an ensuite bathroom. There is a second bedroom suite and the bathroom has a bath and separate shower. Three further bedrooms and a family bathroom complete the upstairs. White Lodge is a charming family home in a very desirable part of the village and an early viewing is strongly advised.





OUTSIDE

White Lodge has a long frontage to Lime Tree Road behind mature hedging with a gated entrance opening onto a gravelled driveway extending round the front and down towards the house and offering parking for several cars. Also at the front is a detached former stable and tack room offering useful garden storage and with a porch area on the side for log storage. The gardens and grounds extend to 0.25 of an Acre

and display beautiful planting in generous borders throughout. There are mature specimen trees including Cherry, Oak and Apple trees amongst the lawn which lead up to the property. A terrace across the front allows for a wonderful view of the gardens to sit and enjoy in total privacy and harmony and to the rear boundary is a summer house. A path runs round the back of the house and to the door into the utility room.





White Lodge, Lime Tree Road, Goring on Thames, Oxfordshire, RG8 9EX

Approximate Gross Internal Area = 245 sq m / 2637 sq ft
 Limited Use Area = 2 sq m / 21 sq ft Outbuildings = 23 sq m / 247 sq ft
 Total = 270 sq m / 2906 sq ft



CREATESPACE DESIGN ref 573

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



GENERAL INFORMATION

Services: All main services are connected to the property with gas fired central heating and hot water.

The boiler is located in the utility room. There are solar panels providing some extra electricity.

Council Tax: G

Energy Performance Rating: D / 67

Postcode: RG8 9EY

Local Authority: South Oxfordshire District Council
 Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street. Turn left opposite the Miller of Mansfield into Manor Road and at the bend in the road by the John Barleycorn Pub continue straight across onto Manor Road again. Then turn first left into Lime Tree Road and White Lodge will be found on the left hand side in a further 200 yards.

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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