



SHEPHERDS

ELVENDON ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE



SHEPHERDS

ELVENDON ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Goring & Streatley Train Station (London Paddington within the hour) within 1 mile
♦ 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)

Quietly tucked away within a favoured tree lined road on the fringe of Goring on Thames and the spectacular Elvendon Valley, yet within close proximity to the river Thames, local shops and amenities and mainline railway station providing direct access to London Paddington in under the hour.

A beautifully presented Edwardian property offering accommodation of 4,434 sq ft plus double garage set over 3 floors within beautifully designed private gardens and grounds of approximately 1.24 of an acre including swimming pool and paddock.

- ♦ Private Electrically Operated Gated Access
 - ♦ Driveway with Circular Access
- ♦ Second Bedroom with Ensuite Bathroom with Bath and Separate Shower
 - ♦ Third Double Bedroom
 - ♦ Fourth Bedroom with Adjoining Bedroom/ Dressing Room
 - ♦ Family Bathroom with Bath and Overhead Shower

Second Floor

- ♦ Bedrooms Five & Six

- ♦ Double Garage

- ♦ Wonderful Wraparound Gardens and Grounds of Approximately 1.24 Of An Acre Featuring Stunning Planting Throughout
- ♦ Swimming Pool and Pool House

First Floor

- ♦ Galleried Landing with Open Office Area
 - ♦ Main Bedroom with Built In Wardrobes and Dual Aspect
 - ♦ Bathroom with Bath and separate Shower
- ♦ Paddock and Outbuildings
 - ♦ In All Extending to 4,789 sq ft

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 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.

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.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, the area is also extremely well served by an excellent range of private schooling, of particular note; 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 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

Built in 1906 within the Edwardian era, Shepherds is a superbly presented property. With red brick and upper white render with timber elevations, it has been maintained to a very high standard and extended within the last 25 years to offer a spacious family home. Displaying traits of the arts and crafts era, such as high ceilings, decorative coving, deep skirting, panelled rooms and door architraves, it retains its originality alongside modernised kitchens, bathrooms and a bespoke Garden room. Entrance is under an open porch with gabled roof and then into a lobby with cloakroom. Doors then bring you into the reception hall with main staircase and the large windows give wonderful light. The sitting room has the original fireplace and shallow angled bay looking out onto the front garden.





There is a separate dining room also with a fireplace. The inner lobby has the understairs cupboard and then leads into the family room with gas fire. At the back of the house is the spacious Kitchen Breakfast room. The kitchen is a handmade design with gas AGA, separate pantry and large island and it then opens up into the dining area with built in dresser. Directly behind the kitchen is the separate utility room with fully equipped kitchen. From the kitchen is a door in the corner leading to a rear lobby which has access to the integral double garage as well as the second staircase and cloakroom to ground level. Then across the back of the house is the exquisite bespoke Garden room with vaulted ceiling. It connects the house and garden perfectly, allowing for uninterrupted views of the stunning landscape to sit and enjoy in total peace and harmony.

To the first floor is a generous landing area, currently used as a study with balustrades overlooking the staircase. The original main bedroom sits at the front of the house and has built in storage and a large ensuite bathroom with claw foot bath and separate shower. Next to this is a double bedroom with an adjoining dressing room/study. There is a further double bedroom and family bathroom, then the landing continues round towards the back of the house where the now main bedroom is found and second staircase. The bedroom offers substantial space and has built in wardrobes. Across the landing is its own bathroom with stunning marble detail, large fitted bath and separate shower. There is a loft which is boarded and it has a drop down ladder. Stairs then take you up to the top floor which has 1 double and 1 single bedroom.





OUTSIDE

The property is approached behind mature hedging and trees with electric gates taking you onto the driveway which is fully gravelled and circular access offering parking for several cars as well as a double garage. To the side of the garage are gates opening to a further drive running down the side of the gardens to the paddock at the end. The front garden contains many specimen trees and shrubs, including a Cornus. The gardens then wrap round the side of the property where a cluster of Hornbeam trees lead to a gate taking you through to the main gardens which are at the back of the house. Simply stunning in design, the gardens showcase many plants, grasses and flowers resulting in a mass of colours throughout, including stunning Roses, Wisteria, Peonies, Alliums, Deutzia and Clematis alongside mature trees including an

avenue of Cherry trees. A terrace coming off the back of the house leads to a raised area which offers a wonderful opportunity for "al fresco" dining and entertaining. The gardens continue down towards the paddock and stable block with mature hedging and trees providing total privacy. A second terrace offers a perfect view of the swimming pool and paddocks beyond. The pool is fully heated and has an electric cover and there is a summerhouse used as a changing room. The plant room for the pool is in the stable block which has been divided between this and a store room. A low fence divides the main garden from the adjoining paddock which is full of buttercups. The gardens are absolutely exquisite and truly compliment Shepherds, resulting in a beautiful and unique home. An early viewing is advised.



Shepherds, Elvendon Road, Goring on Thames, Oxfordshire, RG8 0DT

Approximate Gross Internal Area (including Garage) = 412 sq m / 4434 sq ft

Limited Use Area = 7 sq m / 75 sq ft Outbuildings = 26 sq m / 279 sq ft

Total = 445 sq m / 4789 sq ft



(Not Shown In Actual Location / Orientation)

Feet
0 5 10
Metres
0 1 2 3



CREATESPACE DESIGN ref 593

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



GENERAL INFORMATION

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

Council Tax: H

Energy Performance Rating: D / 60

Postcode: RG8 0DT

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 right and proceed up to the top of the High Street, where at the Railway Bridge junction bear left onto the Wallingford Road. Proceed along this road for a further ¼ mile and on reaching the small crossroads turn right into Elvendon Road. Towards the further end of Elvendon Road Shepherds will be found off on the left hand side.

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.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT
E: sales@warmingham.com
www.warmingham.com

