



86 WALLINGFORD ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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High Street shops, river and station – within 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

Goring Railway Station (London Paddington within the hour)
Streatley High Street / River 0.25 miles Reading 10 miles (London Paddington 27 minutes) M4 (Junction 12) 10 miles Henley on Thames 13 miles Newbury 14 miles Oxford 17 miles

Conveniently located within the Village and well placed for the Primary School and local shop, with the High Street shops and station easily accessible. A 5 bedroom detached family house presented to a high standard with a large lawned garden.

- ♦ Entrance Hallway
- ♦ Cloakroom
- ♦ Sitting Room with Fireplace
- ♦ Dining/Living Room
- ♦ Kitchen/Breakfast Room
- ♦ Study
- ♦ Utility Room
- ♦ Landing
- ♦ Master Bedroom with Ensuite Bathroom
- ♦ 4 Further double Bedrooms
- ♦ Family Bathroom
- ♦ Gas Central Heating
- ♦ Drive for additional parking
- ♦ Two double Garages
- ♦ Mature Gardens with far reaching views



LOCATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands each overlooking the River as it flows downstream from Oxford 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 Graham's immortal book "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, a Bank, Post Office, 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.

N.B. Crossrail services are scheduled to be commencing from Reading in approx. 2019 which together with the electrifying of the line will significantly improve travelling times to central London destinations.

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 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

86 Wallingford Road is an immaculately presented spacious family property with well laid out accommodation. Located on the edge of the village with far reaching views. To the ground floor a spacious Entrance hallway with cloakroom and storage. The Sitting room benefits from dual aspect with views to the rear and front of the property. The study is at the rear of the property with lovely garden views. The Dining room has a dual aspect adjoining the Kitchen/Breakfast room with large patio doors to the patio and garden. The Utility room provides additional space and free standing appliances. Access to the integral garage is via the side access entrance hall. Upstairs the property benefits from 5 double bedrooms. The Master bedroom has dual aspect over the front and rear of the property with far reaching views. The ensuite shower is well presented with lovely views also. The shower room and separate family bathroom are both spacious and well presented. Lovely views are enjoyed on the landing area and in every bedroom.

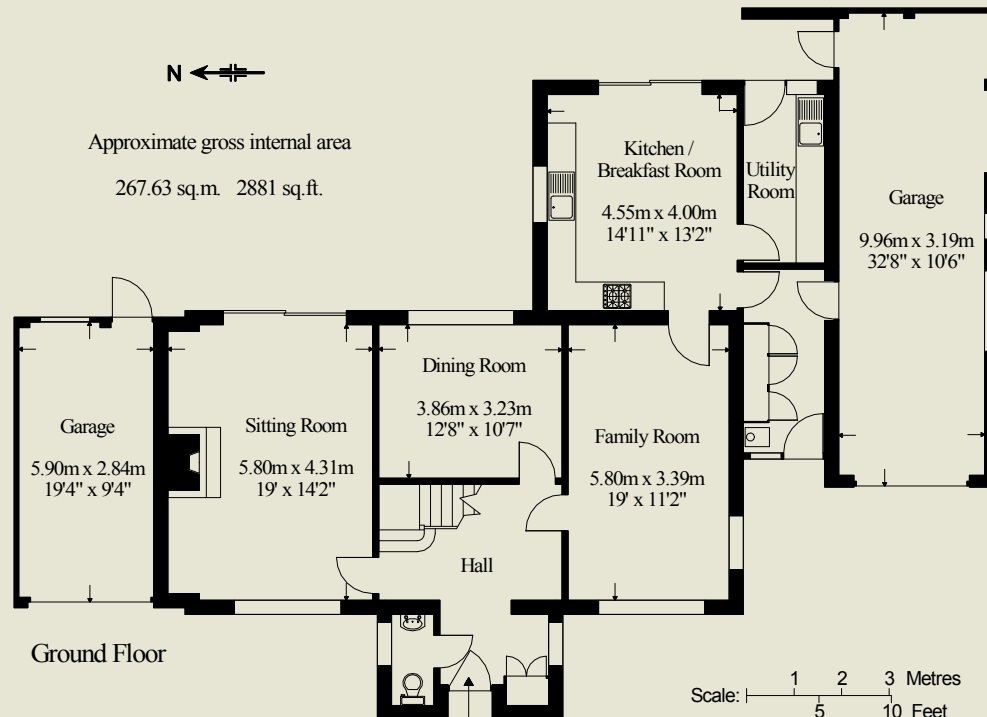
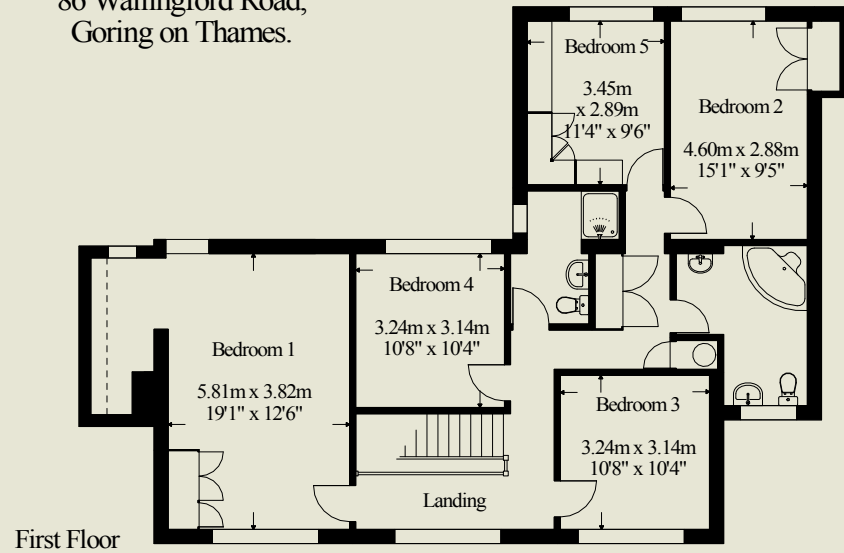
OUTSIDE

The property is well set back from the road and offers good off road driveway parking. The front garden is mainly lawn with a few mature trees. The rear of the property has a patio for outdoor seating, steps go up to the lawn level. The rear garden is mainly lawn with some borders and mature trees. The views are lovely and far reaching.





86 Wallingford Road,
Goring on Thames.





GENERAL INFORMATION

Services: All main services are connected. Central heating and domestic hot water from Potterton floor standing boiler located in the Utility area. Secondary hot water supply from immersion heater.

Council Tax Band: G

Postcode: RG8 0HN

Energy Efficiency Rating: E

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

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the railway bridge junction where bear left onto the Wallingford Road. Number 86 is found on the right hand side shortly after the turning for Springhill road, just before you leave the village boundary.

VIEWING

Strictly by appointment through Warmingham & Co

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.



01491 874144

4/5 High Street, Goring-on Thames

Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

