



CLEVEMEDE HOUSE

APARTMENT 7 ♦ GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Mainline Railway Station to London Paddington within the hour
- 10 minute walk ♦ Wallingford - 7 miles ♦ Reading - 10 miles ♦
Newbury - 13 miles ♦ Oxford - 17 miles ♦ M4 (J12) - 10 miles
♦ M40 (J6) - 13 miles (Distances and times approximate)

Within easy reach of the central High Street shops, amenities, River Thames and commuter train at Goring & Streatley station with direct trains into London Paddington.

A top floor 2-bedroom Apartment in need of updating, within a late Victorian house of considerable architectural merit, set in mature private gardens and grounds with communal parking.

- ♦ Secure Grand Communal Reception Hall
- ♦ Private Rear Staircase

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- ♦ Private Entrance Hall
 - ♦ Sitting Room with Gas Fire
 - ♦ Kitchen Breakfast Room

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- ♦ 2 Double Bedrooms
 - ♦ Family Bathroom

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- ♦ In all Extending To 936 sq ft

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- ♦ Gravelled Driveway & Forecourt with communal parking
 - ♦ Mature Gardens & Grounds approaching 1 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 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.

Clevemedes House is a large late Victorian village house of substantial proportions standing in almost an acre of lightly timbered grounds with extensive lawns and having a private entrance drive off a small close leading to spacious gravelled parking areas. Dating from approximately 1882, Clevemedes House has distinctive brick work with colour banding and decorative corbelling together with tiled bays around the ground floor, under an interesting gabled clay tile roof with tiled dormer windows to the top floor and tall tiered chimney stacks.

After the second world war the house was converted into 8 apartments all of differing sizes and internal arrangement with care taken to preserve much of the building's original architectural status and style and especially the proportions and symmetry of the principle rooms of which the grand reception hall is a particularly fine example complimented by its tall stained-glass windows.

PROPERTY DESCRIPTION

Located on the top floor, 7 Clevemedes House is approached off the rear hallway from the main communal hall. In need of updating, the property offers good space and larger than average accommodation. Entrance is into a hallway which runs through the property and all rooms leading off, as well as a little storage cupboard with window. The main bedroom has built in wardrobes and both this and the sitting room have been updated with UPVC double glazed windows. There is a second double bedroom and then a good size kitchen breakfast room. The bathroom has a large airing cupboard and access to eaves storage. The sitting room overlooks the front and enjoys a westerly aspect and there is a fire with gas connection.

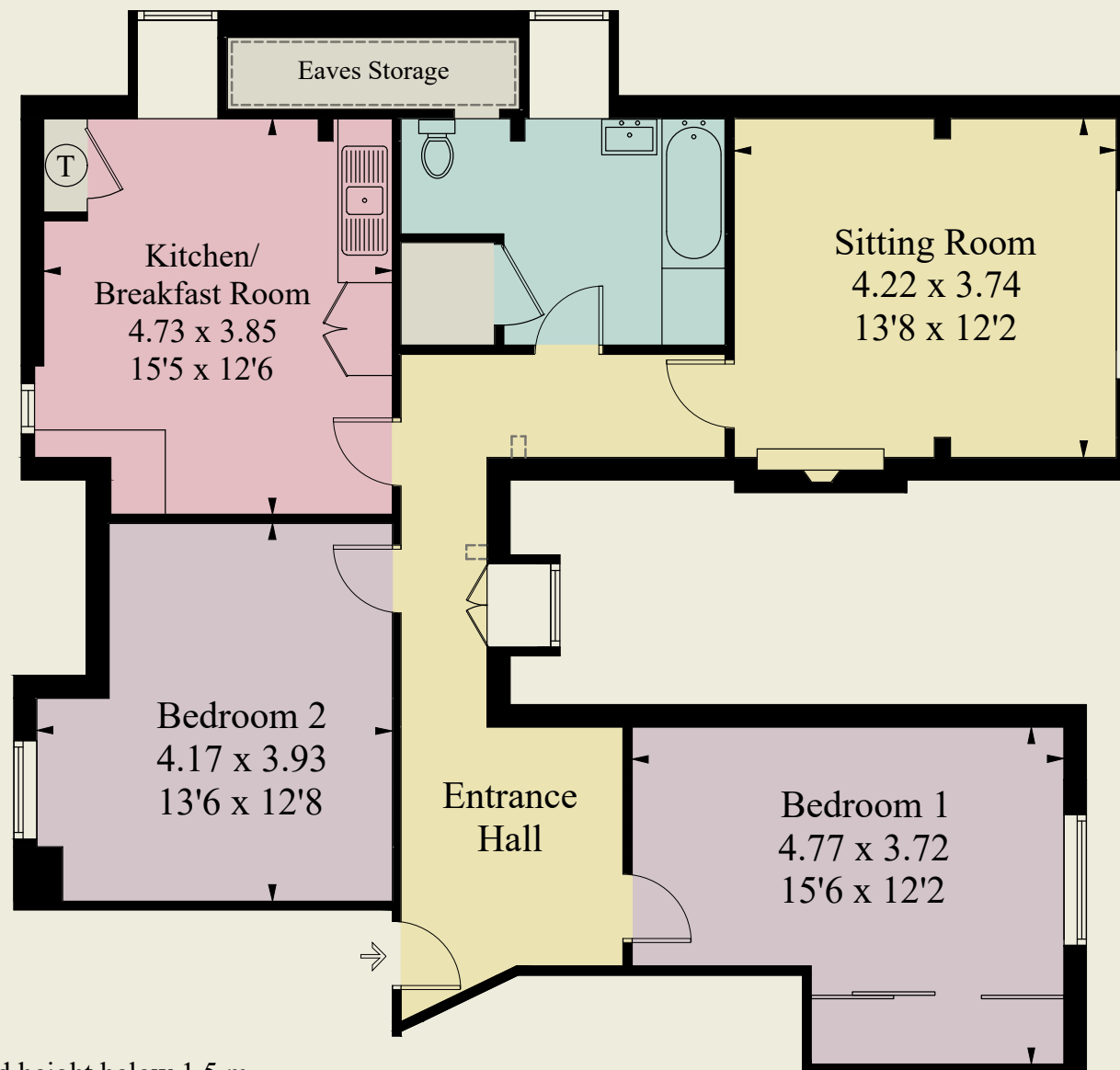
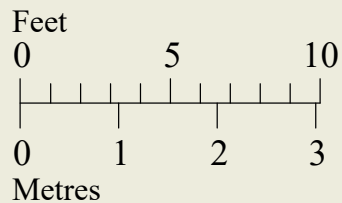
OUTSIDE


Clevemedes House is approached off the end of a small close of properties via an extensive gravelled forecourt parking area extending along the north and west sides of the house. The house stands well back in almost 1 acre of mature lawned gardens and lightly timbered grounds which provide a private and established setting with many of the trees being specimen varieties. On the South & West sides of the house are extensive lawns with various beds and borders.



Apartment 7, Clevemed House, Goring on Thames, Oxfordshire, RG8 9BX

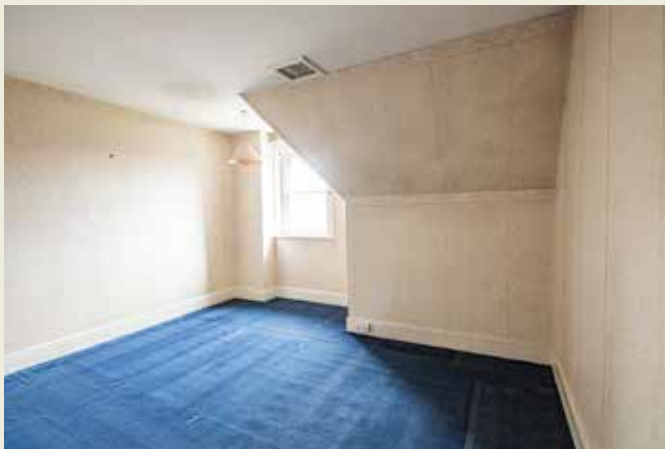
Approximate Gross Internal Area = 87 sq m / 936 sq ft



 = Reduced head height below 1.5 m

CREATESPACE DESIGN ref 576

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



GENERAL INFORMATION

Tenure: Leasehold

Each of the 8 Apartment owners have a 1/8th share in the Freehold Company.

The Lease has recently been extended to 999 years.

Peppercorn ground rent

Service charge: £2,400 per annum

Services: All main services are connected. Heating from electric heaters in some rooms and hot water from immersion heater located in the kitchen.

Council Tax: C

Energy Performance Rating: E / 59

Postcode: RG8 9BX

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up the High Street turning left into Cleeve Road immediately after the shops. Towards the further end of Cleeve Road you will find the entrance into Clevemedede, at the further end of which is the private entrance into Clevemedede House.

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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