



1 PENNYPIECE

GORING-ON-THAMES ♦ OXFORDSHIRE



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Goring & Streatley Station (London Paddington within the hour)
- 8 mins walk ♦ Reading (London, Paddington 27 minutes) - 10 miles ♦ M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles
(Distances and times approximate)

Occupying an advantageous elevated position with tree fringed views towards the river and surrounding countryside in a popular close, just a few minutes' walk to the River Thames, shops, school, restaurants, and mainline railway, the property enjoys a most relaxing ambience and outlook, occupying a delightful setting in mature gardens with lawns to the front and rear.

A detached house of generous proportions built in a "cottage style" with spacious and well appointed accommodation yielding great light with large picture windows throughout. Comprising 5 reception rooms, 5 bedrooms and 2 shower rooms extending to approximately 2,432 sq ft of accommodation.

♦ A Beautifully Presented Contemporary Family Residence In Much Sought After Quiet Village Location

♦ Unique, beautiful and remarkable English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Spacious Driveway With Front Gardens

♦ Entrance Hall

♦ Sitting Room with Dual Aspect

♦ Dining Room

♦ Kitchen

♦ Cloakroom

♦ Study

♦ Family Room

♦ Conservatory

♦ 5 Bedrooms

♦ Shower Room

♦ Family Bathroom

♦ Integral Double Garage

♦ In All Extending To Approximately 2,432 sq ft

♦ Mature Landscaped Gardens



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 old world 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 which includes not only the well revered Goring-on-Thames Primary School, Langtree School, Woodcote and also Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, and Bradfield College.

The village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Briton"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs) and football, cricket & tennis all with popular and long-established clubs.

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.

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 1966 and located in a quiet cul-de-sac within easy walking distance of all local amenities, 1 Pennypiece lies well back in an elevated position and in mature neatly lawned garden, enjoying a high degree of privacy.

Improved and extended over the years, the property offers flexible and well-presented accommodation. Opening through into the entrance hall, most principal reception rooms lead off, including a large sitting room with dual aspect, dining room, study with direct access into the conservatory. The kitchen and cloakroom are at the further end of the hall which also takes you through to the large family room overlooking the gardens and door to the integral garage and utility area. Above the family room is bedroom 5 currently used as a library/snug, a well-proportioned room with views of the garden.

On the first floor via the main staircase there are 4 bedrooms and 2 bathrooms, one being a shower room the other a family bathroom with shower. The loft access is on the landing and is fully boarded for storage.

A most interesting impressive architectural design externally and internally with a contemporary air, providing great light and space throughout, and particularly generous accommodation of approximately 2,432 sq ft, including the integral double garage.

OUTSIDE

A long entrance drive leads up to the property onto the forecourt providing ample turning and parking space for several cars and also with direct access into the double garage.

The front garden is elevated and mainly lawn with some shrubs and trees.

There is access via a gate on the left hand side of the property leading to the rear garden. The flagged terrace runs the length of the property and there are steps up to the main garden with pretty planted borders which are well defined with various bulbs and offering a private peaceful place with tranquil views.



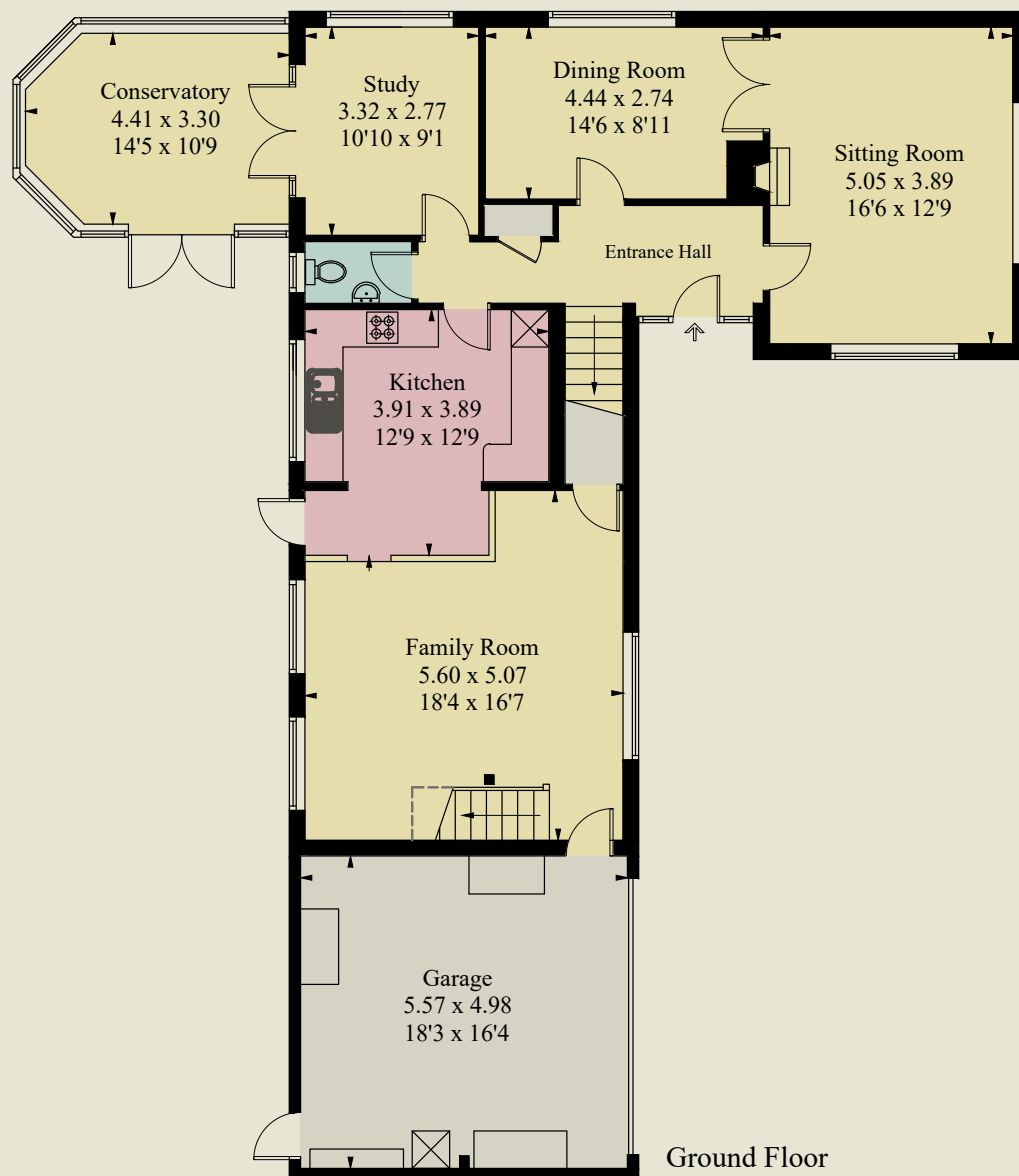


1 Pennypiece, Goring on Thames, Oxfordshire, RG8 9BY

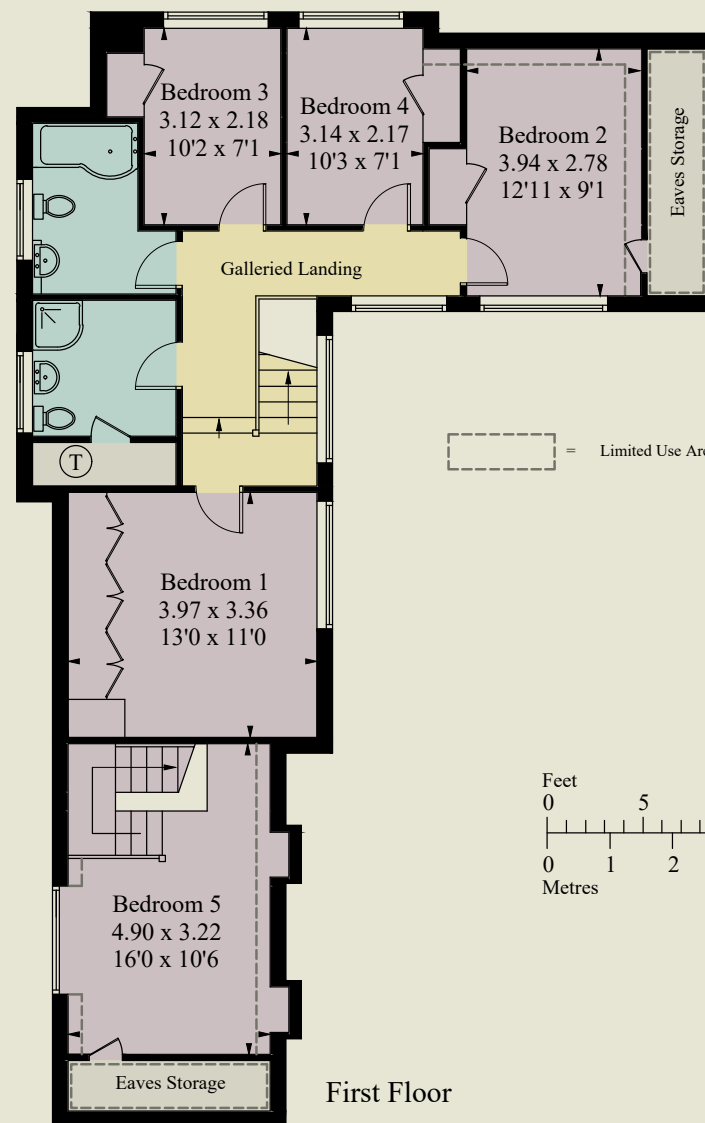
Approximate Gross Internal Area (including Garage) = 216 sq m / 2325 sq ft

Limited Use Area = 10 sq m / 107 sq ft

Total = 226 sq m / 2432 sq ft

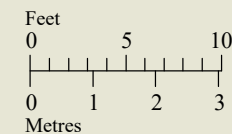


Ground Floor



First Floor

[Dashed line] = Limited Use Area



CREATESPACE DESIGN ref 403

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



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired central heating.

Energy Performance Rating: D

Postcode: RG8 9BY

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-on-Thames, proceed up the High Street, turning left onto Cleeve Road. Carry on straight ahead for about 300 metres and Pennypiece will be found on your right hand side as the road drops down. 1 Pennypiece will be found up on the left hand side, the first house in.

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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