



COLEBROOK STUDIO

HIGH STREET ♦ GORING ♦ OXFORDSHIRE

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Goring Railway Station (London Paddington within the hour)

5 minute walk ♦ Reading 10 miles (London Paddington 27 minutes)

♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦

Newbury 14 miles ♦ Oxford 17 mile

(Distances and times approximate)

A lovely presented independent property, located within the heart of the village close to all local amenities, including train station with direct trains into London Paddington within the hour.

♦ Gated Entrance with Garden Terrace

♦ Fitted Kitchen

♦ Sitting / Dining Room

♦ Double Bedroom

♦ Bathroom with Bath and Overhead Shower

♦ Mezzanine Dressing Room

♦ Mezzanine Second Bedroom / Office



SITUATION

Situated between Reading and Oxford on the border with Oxfordshire and Berkshire lies the picturesque village of Goring on Thames, nestling on the bank of the river opposite the village of Streatley in the 'Goring Gap', an historic crossing point of the Thames where the ancient Ridgeway Path comes down from the Berkshire Downlands to meet the river and the Chiltern Hills and then continuing eventually on to the Icknield Way into East Anglia. The surrounding countryside is designated an "Area of Outstanding Natural Beauty" and the centres of both Goring and Streatley are 'Conservation Areas', thus preserving the many notable period properties, some of which date back to the 15th and 16th centuries.

Goring on Thames offers a good range of amenities, including shops, library, modern health centre, dentist, several traditional inns and restaurants, boutique hotel, churches of several denominations and an excellent primary school with a wide range of well regarded private and state schools in the immediate local area. The village boasts a mainline railway station which provides excellent commuter services up to London (Paddington) in well under the hour. There are also good road communications to the surrounding towns and both the M4 and M40 motorway networks.

Crossrail services have commenced from Reading which together with the recent electrification of the line have significantly improved travelling times to Paddington and central London destinations.

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 into Goring is the luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities. Streatley also has a long established and renowned Golf Course.

PROPERTY DESCRIPTION

Having benefitted from recent refurbishment, Colebrook Studio is an independent property located in the central part of the village. Entrance is into the kitchen which is fully fitted and with integrated appliances. The bathroom sits behind and is a white suite with bath and overhead shower. A door leads through into the sitting room with staircase leading up to the mezzanine level, which could be a second bedroom or studio/office. The main bedroom is downstairs and has velux windows offering fantastic light and a small staircase to a lower mezzanine area, perfect as a dressing room.

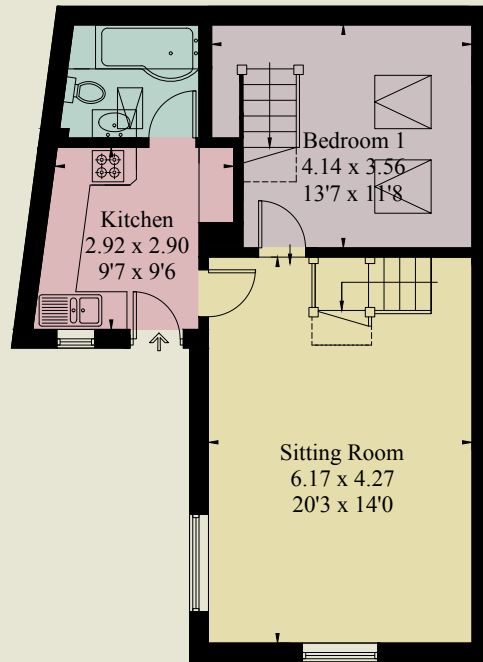
OUTSIDE

Double doors bring you onto the properties front terrace with an ample outside seating area.

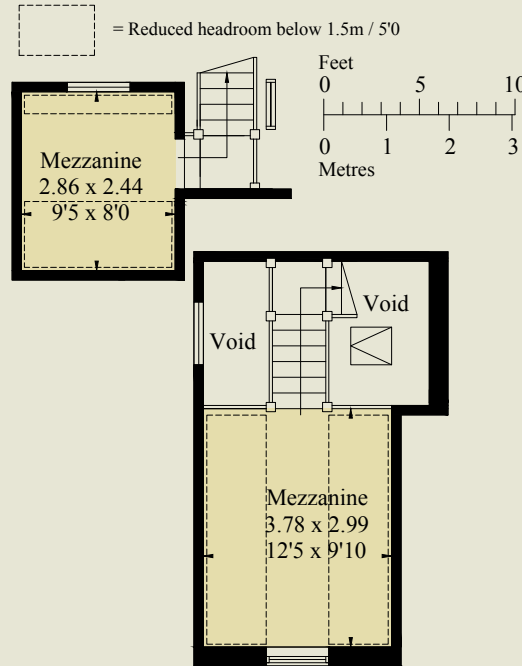


Colebrook Studio, High Street, Goring, Reading, RG8 9AR

Approximate Gross Internal Area
71.6 sq m / 771 sq ft (Includes Mezzanine & Excludes Void)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 179317

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

Services: Mains water, gas and electricity are connected to the property.

Council Tax: B

Energy Performance Rating: E / 43

Postcode: RG8 9AR

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices cross the road to the other side and in-between Davis Tate & The Miller of Mansfield, you will see wooden gates towards the end which is the entrance into Colebrook Studio.

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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