



RIVERSIDE FLAT

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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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 mile

(Distances and times approximate)

Located close to the central village and a few seconds walk from the High Street shops and amenities, railway station providing access to London Paddington in under the hour, and delightful riverside walks. A modern 2 bedroom apartment with allocated parking at the rear.

♦ Private Parking

♦ Wrought Iron Staircase

♦ Hallway

♦ Sitting Room / Dining Room

♦ Fitted Kitchen

♦ Double Bedroom With built-in Wardrobe

♦ Single Bedroom

♦ Family Bathroom with Bath and Overhead Shower



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 on the Oxfordshire side of the river as it flows downstream from Oxford to Reading. This is 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, 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 have commenced from Reading which together with the electrifying of the line has significantly improved 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.

The Village Primary school is highly rated 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

Riverside Flat is a modern property, located above a popular riverside café. The property has its own private entrance which is accessed via a wrought iron staircase. The front door leads into the hallway which gives access to the bathroom, bedrooms and living room. The bathroom is a white suite with bath and overhead shower. The living/ dining room is a good sized room with large windows. The kitchen is located off in the corner. The double bedroom has built-in wardrobes and also includes a bed frame. The single bedroom faces the rear and could double up as a study/office.

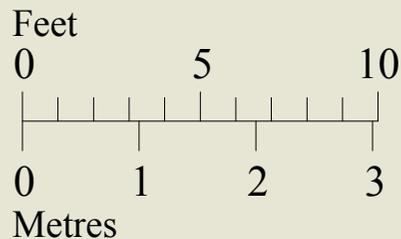
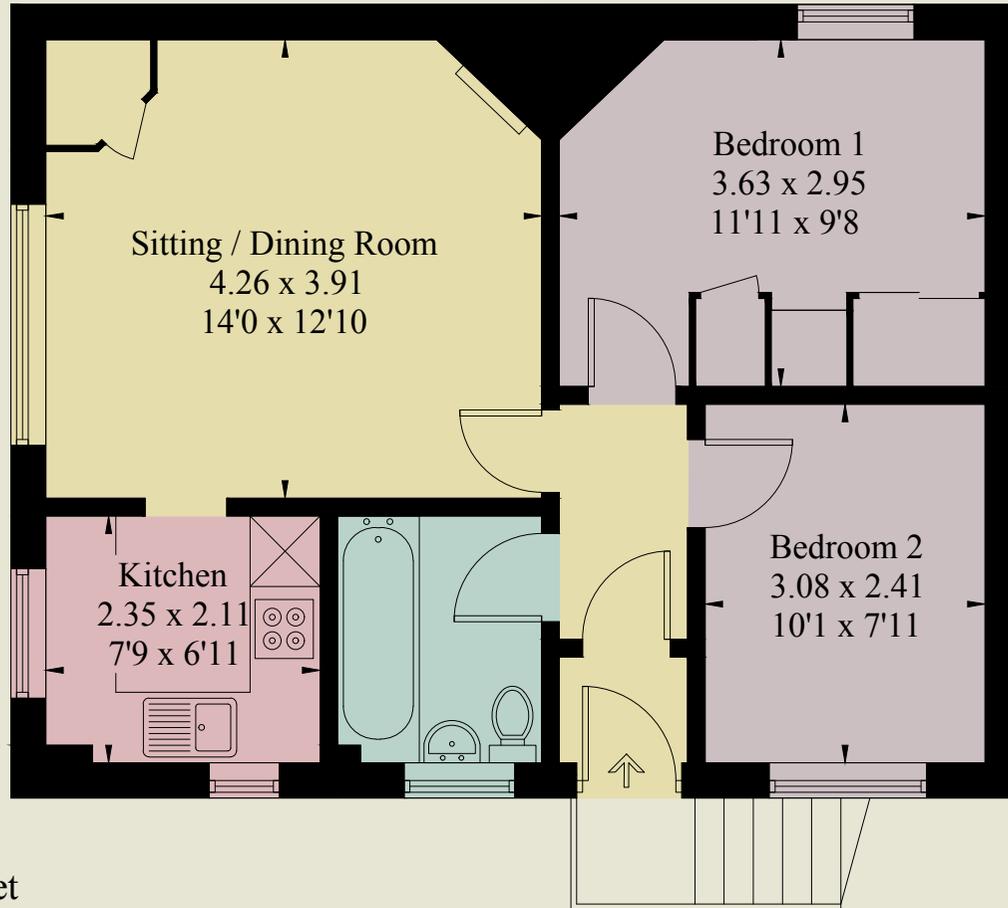
OUTSIDE

There is parking for 1 car underneath the outside staircase.



Riverside Flat, Riverside Stores, High Street, Goring, Reading, RG8 9AB

Approximate Gross Internal Area = 49.6 sq m / 534 sq ft



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating from gas fired boiler.

Council Tax: D

Energy Performance Rating: C

Postcode: RG8 9AB

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

Turn left out of the office and cross over the road. Follow the road towards the river and over Thames Road. Just before the café Pierrepoints, turn right down the lane and bear to the left where you will see the external wrought iron staircase.

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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FLOORPLANZ © 2017 0203 9056099 Ref: 196341

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.