



WYVERN COTTAGE

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

Within easy reach of the High Street shops and amenities, Riverside and for the Station.

An impressive and well-presented detached 2 double bedroom house overlooking the central recreation ground

- ♦ Entrance Hall
- ♦ Sitting/Dining Room
- ♦ Utility Room with back door
- ♦ Kitchen/Breakfast Room
- ♦ Shower/Cloakroom
- ♦ 2 Double Bedrooms
- ♦ Family Bathroom
- ♦ Patio Garden plus lawned side Garden
- ♦ Driveway Parking
- ♦ Gas Central Heating



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, 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

Wyvern Cottage is a modern property sitting in an advantageous position close to all of Goring's amenities. The front door is sheltered by a useful porch and entrance is into a hallway, giving access to all rooms and the staircase. The living room sits in the front of the house with the dining area to the side with a door to outside. The utility room offers good space and also benefits from a back door leading straight out onto the patio. The kitchen/breakfast room is modern in design and can fit a small table for dining. There is a downstairs shower room which doubles up as a cloakroom. Upstairs there are 2 double bedrooms and family bathroom with bath and shower fitted to the wall.

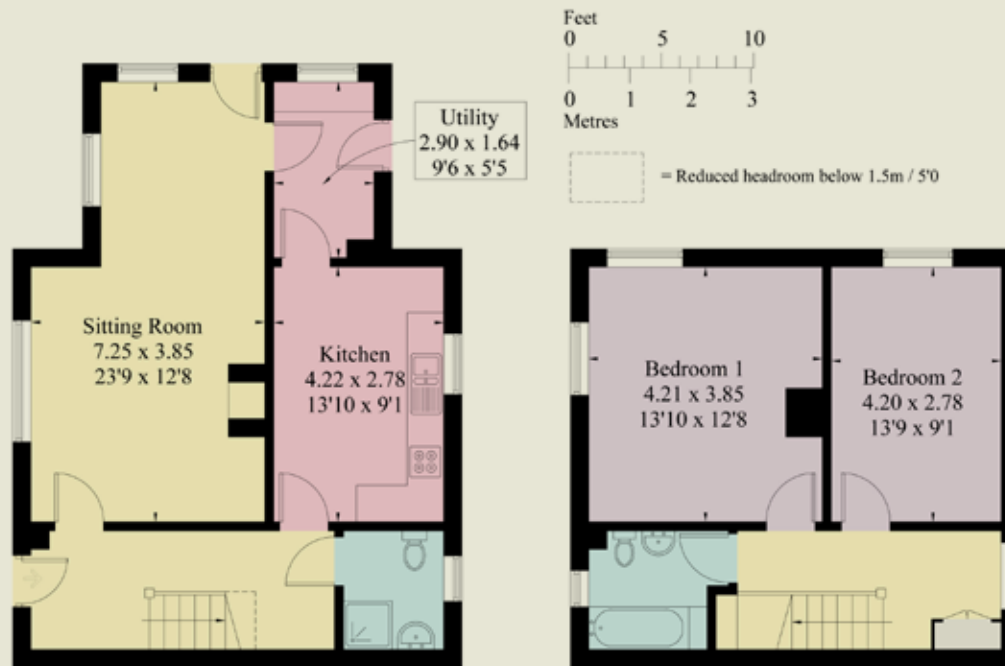
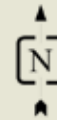
OUTSIDE

The property has a long driveway to the side, plus grassed area which overlooks the recreation ground. At the rear is a fenced patio which extends the width of the house, perfect for al fresco dining.



Wyvern Cottage, Upper Red Cross Road, Goring, Reading, RG8 9BD

Approximate Gross Internal Area = 99.8 sq m / 1074 sq ft



Ground Floor

First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 192548

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: All mains services are connected to the property. Gas central heating and hot water from gas fired boiler.

Council Tax: Band E

Postcode: RG8 9BD

Energy Efficiency Rating: C

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

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up towards the top of the High Street Just before the bridge is a left hand turning 'Upper Red Cross Road'. Wyvern Cottage is on the second house on the right hand side. Driveway parking is to the left of the house.

VIEWING

Strictly by appointment through Warmingham & Co

DISCLAIMER

N.B. 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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