



8 LOCKSTILE WAY

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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8 LOCKSTILE WAY

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Station and Shops - 5 minutes walk ♦ Reading - 10 miles ♦

Oxford - 19 miles ♦ Newbury - 13 miles ♦ Henley on Thames

- 12 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6)

- 15 miles (Distances and times approximate)

Occupying a favourable location in picturesque Thameside village within easy reach of the central High Street shops and amenities, station and Riverside. A detached 2 bedroom bungalow, in need of refurbishment, together with a private south facing rear garden and detached garage.

♦ In ideal position only a few minutes walk from station, shops and river

♦ Lobby

♦ Reception Hall

♦ Sitting/Dining Room

♦ Conservatory

♦ Kitchen

♦ 2 Double Bedrooms

♦ Shower Room

♦ Detached Garage

♦ South Facing Private Rear Garden with Shed

♦ Driveway

♦ In all Extending To 1,087 sq ft



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

8 Lockstile Way is a detached bungalow, built in the late 1960's and has mellow brick elevations under a pitched tile roof with gable end to the road. Having benefitted from UPVC windows and doors and new boiler, the remainder property requires updating and refurbishment. Entrance is into a lobby with door then into the hallway which runs through the property. The sitting / dining room looks across at the garden with a conservatory accessed off. The kitchen sits in the middle of the house and has a door leading out to the side passageway. There are 2 double bedrooms overlooking the front of the property, one with double built in wardrobes, and there is a shower room.

OUTSIDE

At the front of the property there is an open plan lawn with entrance drive to one side leading down to the Garage. The brick built detached Garage is connected to the bungalow and accessed either by the front door or there is a second single door approached from the garden. The garden at the rear benefits from being slightly elevated with a south facing aspect. Fully fenced, it has a terrace and then grass area with a large shed and greenhouse off to the side.

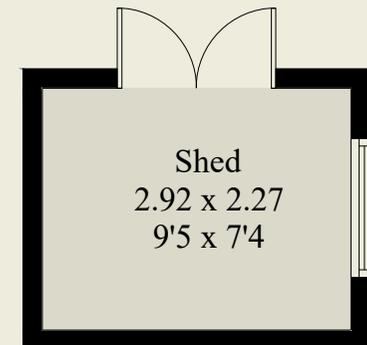
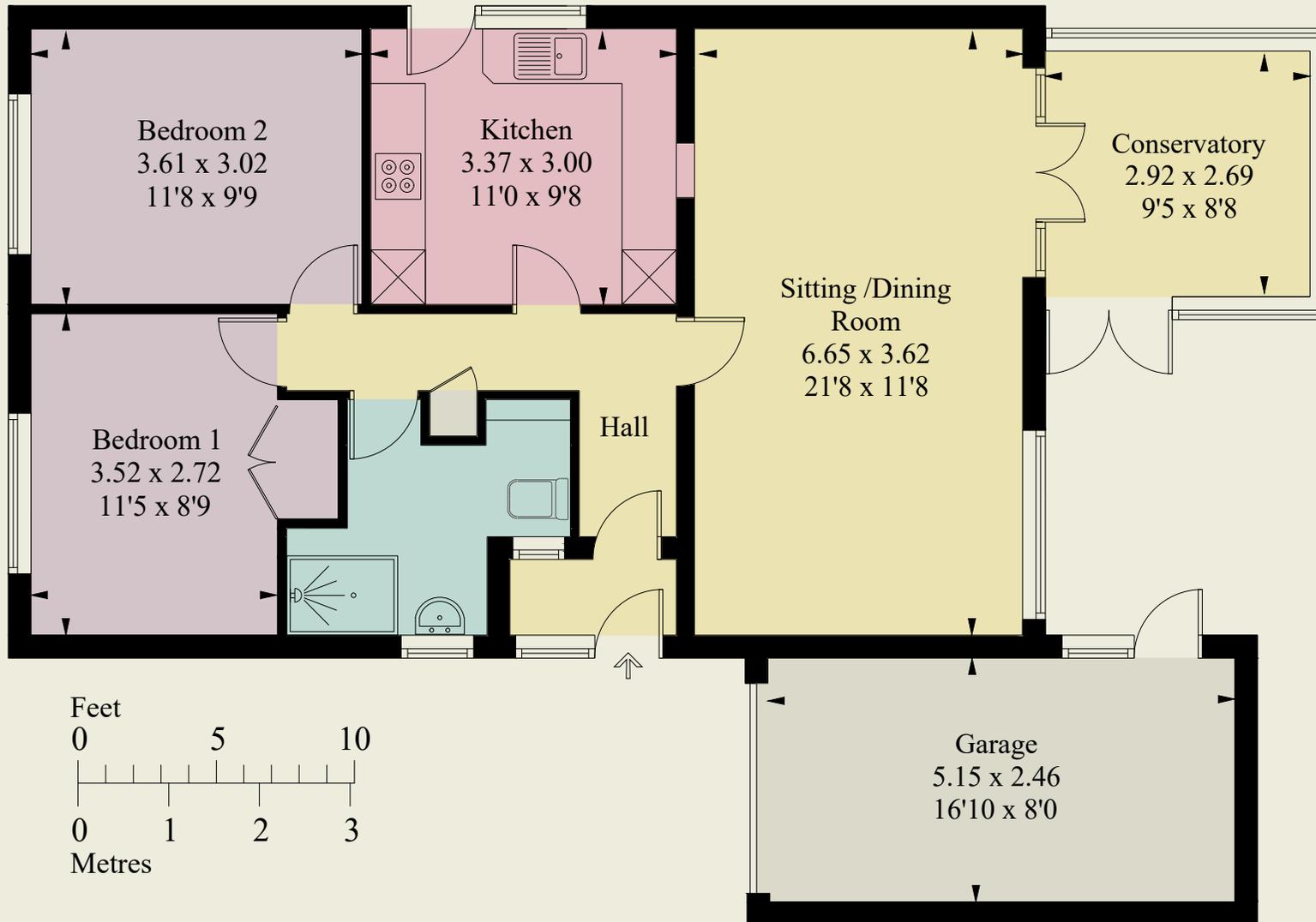


8 Lockstile Way, Goring-on-Thames, Oxfordshire, RG8 0AJ

Approximate Gross Internal Area (including Garage) = 95 sq m / 1022 sq ft

Outbuilding = 6 sq m / 64 sq ft

Total = 101 sq m / 1087 sq ft



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 602

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



GENERAL INFORMATION

Services: All mains are connected to the property. Central heating and hot water from Combi boiler, just 3 months old.

The property has had cavity wall insulation.

Council Tax: E

Energy Performance Rating: D / 67

Postcode: RG8 0AJ

Local Authority: South Oxfordshire District Council
Crowmarsh, Wallingford, Oxon, OX10

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring bear right and continue up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road and then almost immediately turn right into Lockstile Way No 8 will be found on the right hand side before reaching the junction with Lockstile Mead.

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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