



16 PENNYPIECE

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
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Goring & Streatley Station (London Paddington within the hour) -

0.5 miles ♦ Reading (London, Paddington 27 minutes) - 11 miles

♦ M4 (J12) - 11 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames

- 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 4.5 miles

(Distances and times approximate)

Occupying a pleasant private position in a small cul de sac within the favoured central part of the village, easily accessible for the High Street shops and amenities, river and mainline station. An appealing house built in a 'cottage style', affording spacious 4 bedroom accommodation in a mature garden with garage and parking.

♦ Delightful Village Location Within Walking Distance Of Extensive Amenities, Primary School, Mainline Railway Station To London Paddington & Scenic Riverside

- ♦ Covered Entrance
- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Sitting Room
- ♦ Dining Room
- ♦ Kitchen
- ♦ Utility Room
- ♦ Bedroom 4 / Study

- ♦ Landing
- ♦ 2 Double Bedrooms with Built In Wardrobes
- ♦ 1 Single Bedroom
- ♦ Family Bathroom

♦ Private & Mature Front & Rear Garden

♦ Garage

♦ In All Extending To Approximately 1,582 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 olde worlde 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 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.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

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.

Icknield Road lies on the elevated North Eastern fringe of the village eventually climbing up onto the surrounding Chilterns countryside.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Built by Loverock in approximately 1968, this end house has been sympathetically extended to create a well presented and spacious family home. Entrance is into a hallway with cloakroom and staircase with understairs cupboard. A glazed wall offers natural light and beautiful wood flooring flows through into the sitting and dining room. The sitting room is an L-shaped room with large window overlooking the private front garden. A door in the corner leads through into the downstairs bedroom / study which has a drop down bed cleverly hidden within a cupboard. At the far end of the sitting room a door takes you through into the dining room with large roof windows and wraparound glass taking in the lovely garden views. Next to this is the utility room and then the fitted kitchen which is galley style. Upstairs there is a generous landing with all rooms off. The main bedroom looks across the back garden and has 2 single wardrobes as well as wall to wall wardrobes to the opposite side. The second double bedroom also has built in wardrobes and then access to the generous eaves storage cupboard which runs across the width of the house. There is a third bedroom and family bathroom with bath and overhead shower as well as an airing cupboard.

The loft is part boarded and has a drop down ladder. Offering good space, there is potential to extend into the loft, subject to planning permission.

OUTSIDE


The house is approached behind mature shrubs with a generous lawn area to the front. A flagged footpath leads to the front door. There is a shared driveway between 16 and next door leading up to the garaging. The garage for 16 is to the left and has an up and over door and electrics are connected. A wooden side gate leads though into the rear garden which is south east facing. There is a circular bricked terrace offering a wonderful opportunity for "al fresco" dining as doors from the dining room lead directly to it. Fully fenced and with planted borders surrounding the lawn, the garden is a lovely private space.

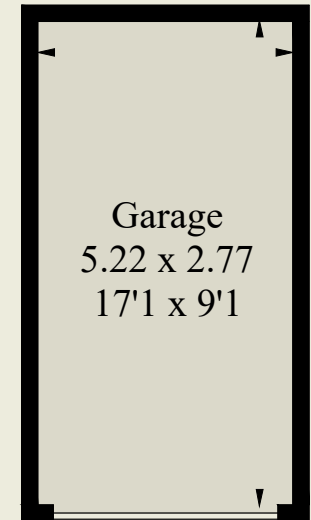
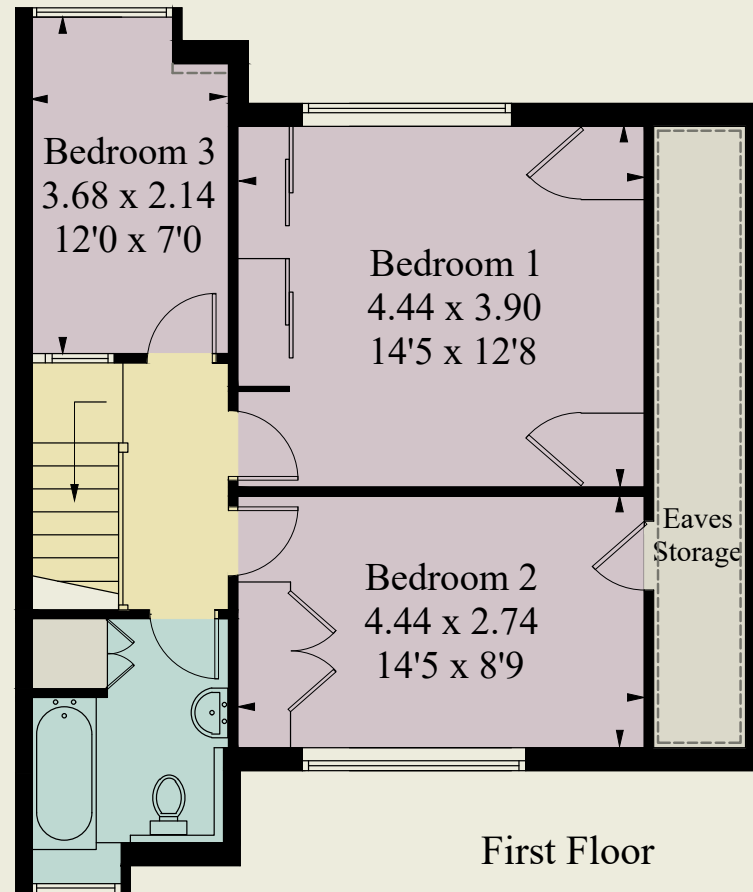
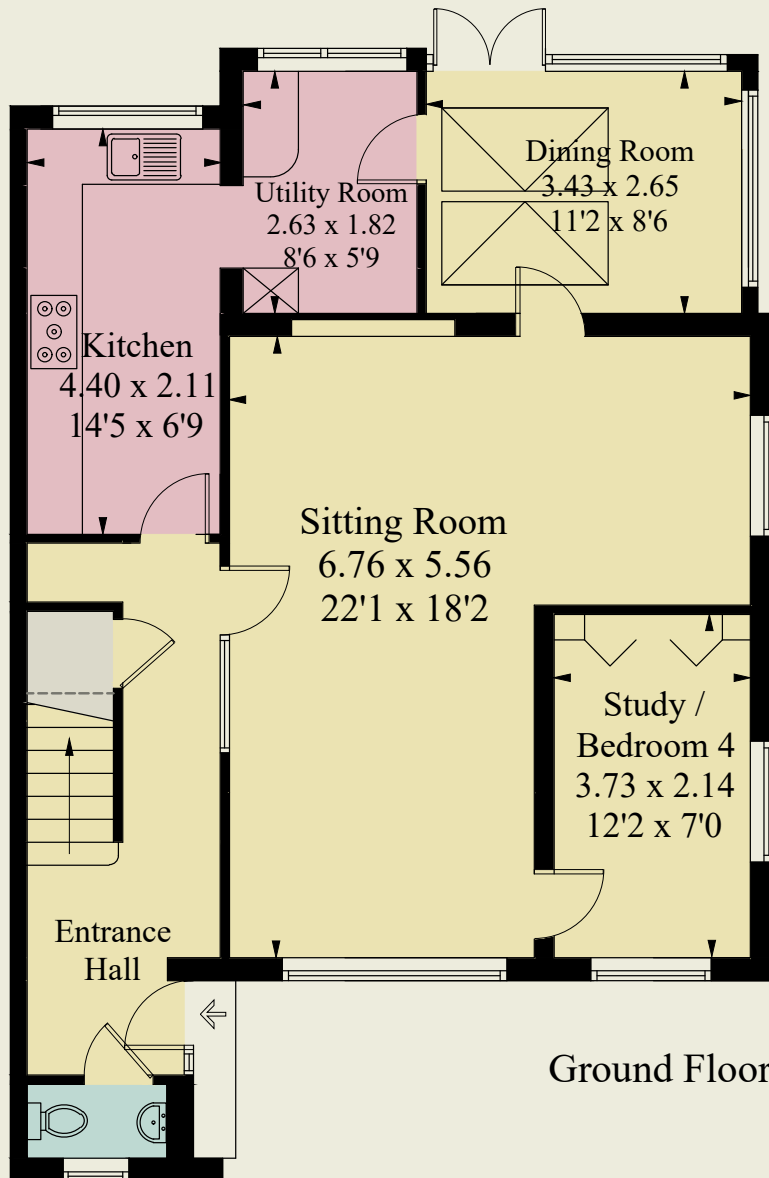


16 Pennypiece, Goring on Thames, Oxfordshire, RG8 9BY

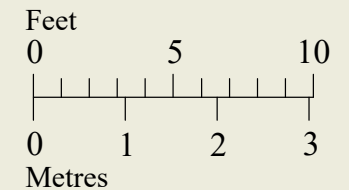
Approximate Gross Internal Area = 127 sq m / 1367 sq ft
Limited Use Area = 6 sq m / 64 sq ft Garage = 14 sq m / 150 sq ft
Total = 147 sq m / 1582 sq ft



 = Limited Use Area



(Not Shown In Actual
Location / Orientation)



CREATESPACE DESIGN ref 592

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



GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from gas fired boiler.

Council Tax: E

Energy Performance Rating: C / 69

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 turn right and proceed up the High Street where immediately past the shops turn left into Cleeve Road. Continue straight across at the junction with Glebe Ride and at the further end of Cleeve Road, the entrance to Pennypiece will be found on the right hand side. Number 16 will be found almost directly in front of you at the further end of the close, before the road starts to bear round to the right.

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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