



20 CARIAD COURT

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) ♦ Reading 11 miles (London, Paddington 27 minutes) ♦ M4 (J12) 11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles ♦ Oxford 19 miles ♦ Wallingford 4.5 miles
(Distances and times approximate)

Set in a delightful development of approximately four acres of mature 'park like' riverside gardens and grounds perched overlooking the River Thames nestling in the heart of the 'Conservation Area' within this delightful picturesque village ideally situated within a short walking distance of the High Street shops and amenities, scenic riverside walks and for the mainline railway station providing access to London Paddington in under the hour.

A superb top floor modern 2-bedroom apartment with attractively arranged accommodation enjoying stunning views overlooking the River Thames and beyond to the scenic National Trust hills on the Berkshire side of the river above Streatley.

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♦ Spacious Communal Parking Forecourt

♦ Designated underground parking space located off the central forecourt area

♦ Ownership of the flat includes a share of the Freehold.

♦ Entrance Lobby

♦ Reception Hall

♦ Kitchen

♦ Sitting Room / Dining Room

♦ Master Bedroom Suite With En-Suite Shower Room and wardrobes

♦ 2nd Bedroom (Double)

♦ Separate Bathroom

♦ Glorious Communal Riverside Gardens & Grounds Of Approximately 4 Acres

♦ The Apartment is Leasehold and has the benefit of a 999-year Lease originating in approximately 2012. The current years' service charge is £2,000 per annum paid half yearly in April and October. The service charge includes buildings insurance, maintenance to the internal communal areas, maintenance to the exterior of the building, maintenance to the grounds, communal lighting, and exterior window cleaning. There is no Ground Rent to pay.



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 as the River flows from Oxford down 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 Grahame's immortal book "The 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, 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 electrification of the line significantly improves travelling times to Paddington and 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 pretty 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 and Coppa Club restaurant.

PROPERTY DESCRIPTION

20 Cariad Court is located on the top floor with a communal entrance giving access to all apartments. The apartment has an entrance door leading directly into the L-shaped hallway that runs through the apartment giving access to all rooms. The kitchen is fully fitted with front aspect. The large sitting/dining room has sliding patio doors which open onto a railed balcony offering delightful river views over the gardens and grounds and across the Thames Valley to the wooded National Trust hillsides on the Berkshire side of the river. The main bedroom has built-in wardrobes and an ensuite bathroom with shower. There is a second double bedroom with river view and a further family bathroom.

OUTSIDE

Cariad Court is located towards the top of Cleeve Road where an impressive, private, splayed entrance drive leads to Cariad Court itself and down to a large Communal Parking Area at the bottom, close to the apartments themselves, off which there is access down to a separate Underground Parking Area where further communal parking spaces can be found.

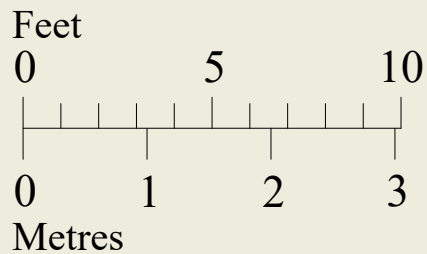
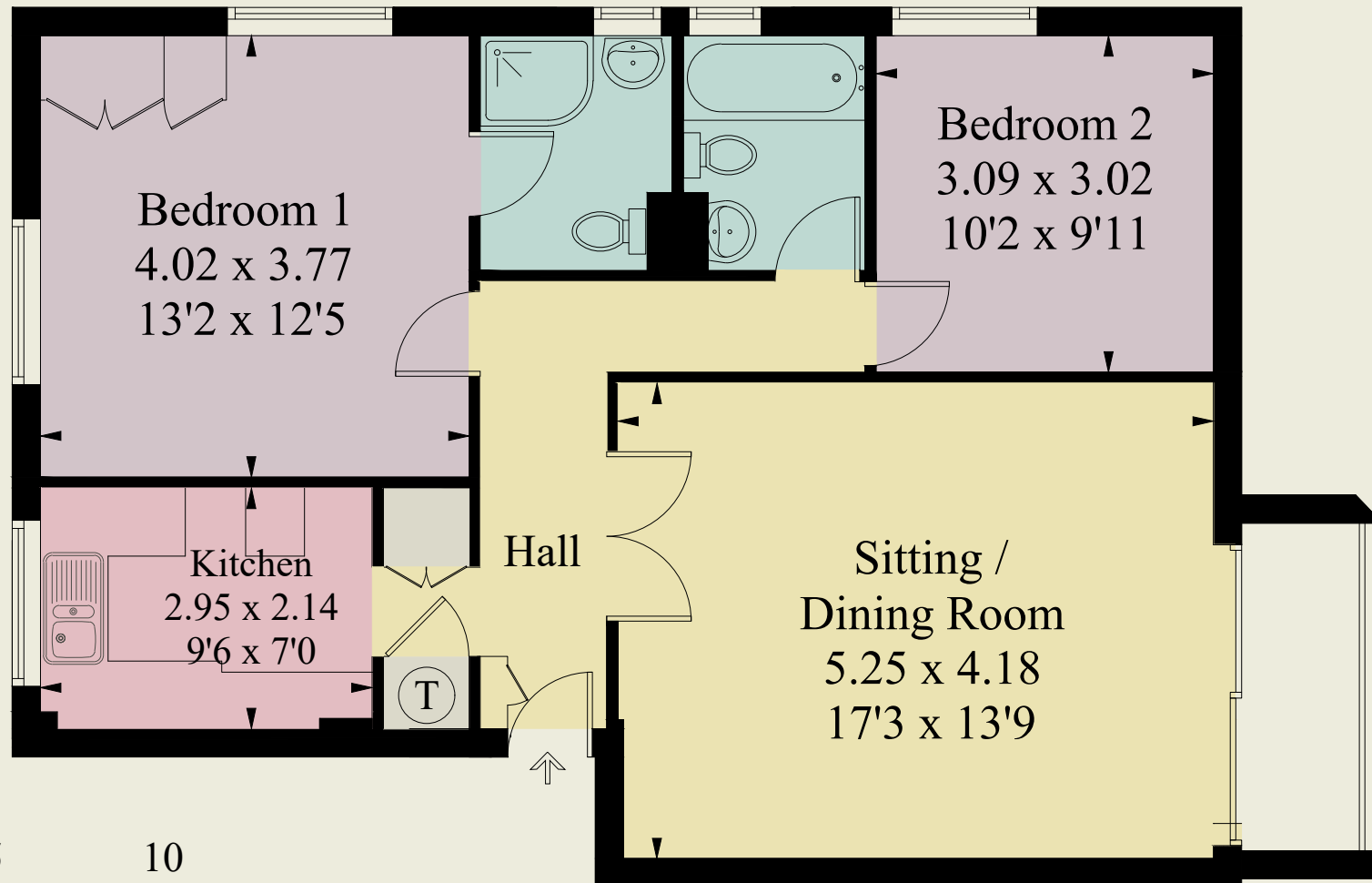
The mature 'park-like' gardens and grounds were originally designed and laid out for Cariad House which was a stately home built in the Tudor style for the Earl of Shrewsbury in the late Victorian era. Approximately 4 acres surround the Apartments which occupy a commanding position approximately 100ft above the River enjoying magnificent Westerly views across to water meadows opposite with the National Trust hills and Berkshire Downlands forming a delightful backdrop in the distance.

There are lawned terraces overlooking the River and low stone walled winding walkways with numerous rockeries and shrub borders.



20 Cariad Court, Goring on Thames, Oxfordshire, RG8 9BT

Approximate Gross Internal Area = 70 sq m / 753 sq ft



CREATESPACE DESIGN ref 612

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



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected.

Background heating from thermostatically controlled night storage heaters. Domestic hot water from immersion heater.

Council Tax: E

Energy Performance Rating: D

Postcode: RG8 9BT

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up the High Street and immediately after the shops turn left into Cleeve Road. Continue straight across at the junction with Glebe Ride and towards the further end of the road, the wide, splayed entrance into Criad Court will be found off on the left-hand side.

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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