



MILLERS COTTAGE

CLEEVE ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

MILLERS COTTAGE

CLEEVE ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

High Street Shops and Station 10 minute walk ♦ Reading - 10 miles

♦ Newbury - 13 miles ♦ Oxford - 19 miles ♦ M4 at Theale (J12) -

9 miles ♦ M40 at Lewknor (J6) - 15 miles ♦ Heathrow - approx.

40 miles ♦ Wallingford - 5 miles ♦ Henley on Thames - 13 miles

(Distances and times approximate)

Situated close to Cleeve Mill in a favoured road and within easy walking distance of the central High Street shops and amenities, River Thames, and railway station providing direct access to London Paddington in under the hour.

An immaculately presented brick and flint cottage offering 3 bedroom, 2 bathroom accommodation of 1,216 sq ft within a lovely private walled terrace.

♦ Prize winning village on the River Thames situated between Oxford and Reading in 'A.O.N.B.'

♦ Convenient location in tree fringed road within easy access to all village amenities

♦ Entrance Lobby

♦ Sitting Room with Fireplace

♦ Kitchen Dining Room with Wood Burner

♦ Utility Room

♦ Vaulted Main Bedroom with Ensuite Shower Room

♦ 2 Further Bedrooms

♦ Family Shower Room

♦ Private part-walled Patio Terrace

♦ In All Extending To 1,216 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. 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-on-Thames is The Swan at Streatley, a luxury 4-star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

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 and Langtree Secondary School in Woodcote, but 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, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

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

Dating back to around 18th Century and with pretty brick and flint panels with clay tiled roof, Millers Cottage is an immaculately presented cottage, finished to a high standard and featuring oak skirting and door frames, hard wood double glazed windows with fitted shutters. Entrance is into a lobby with seating either side and coats hanging space. An inner oak door then takes you into the sitting room which has oak flooring and beamed detail. There is a fireplace and to the left hand side is a fitted cupboard which has a media unit to the top and log store to the bottom. Steps then take you down into the kitchen dining room. The kitchen is a wood design with fitted appliances. The room is naturally separated by the worktop and offers a social space to cook, eat and socialise. To the far end is an exposed brick wall with inbuilt wine storage and wood burner, plus a useful walk in larder. There is a separate utility room with back door leading to the private terrace. The staircase leads up to the bedrooms, with the main bedroom being found to the far end. It is a stunning vaulted room with Velux windows offering plenty of natural light. The ensuite has a "shower bath". There are 2 further bedrooms and a separate shower room. The cottage has 2 lofts, both with drop down ladders and fully boarded for plenty of storage.

OUTSIDE

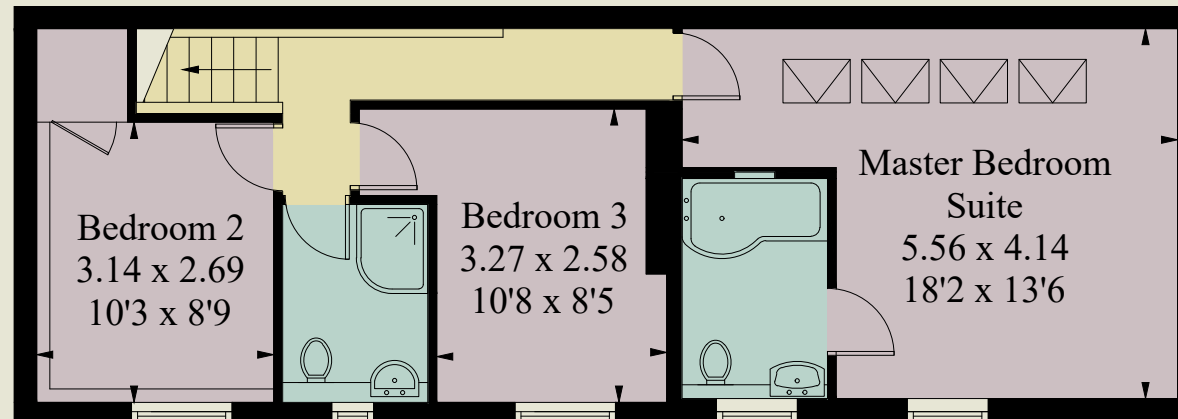
Across the front of the property is a paved terrace providing space for parking two cars.

A low gate then leads into the private paver terrace which runs the width of the property providing a lovely outdoor space. Fully walled with hedged topper, it offers plenty of seating to sit and enjoy an "al fresco" lifestyle and there is pretty climbing plants.

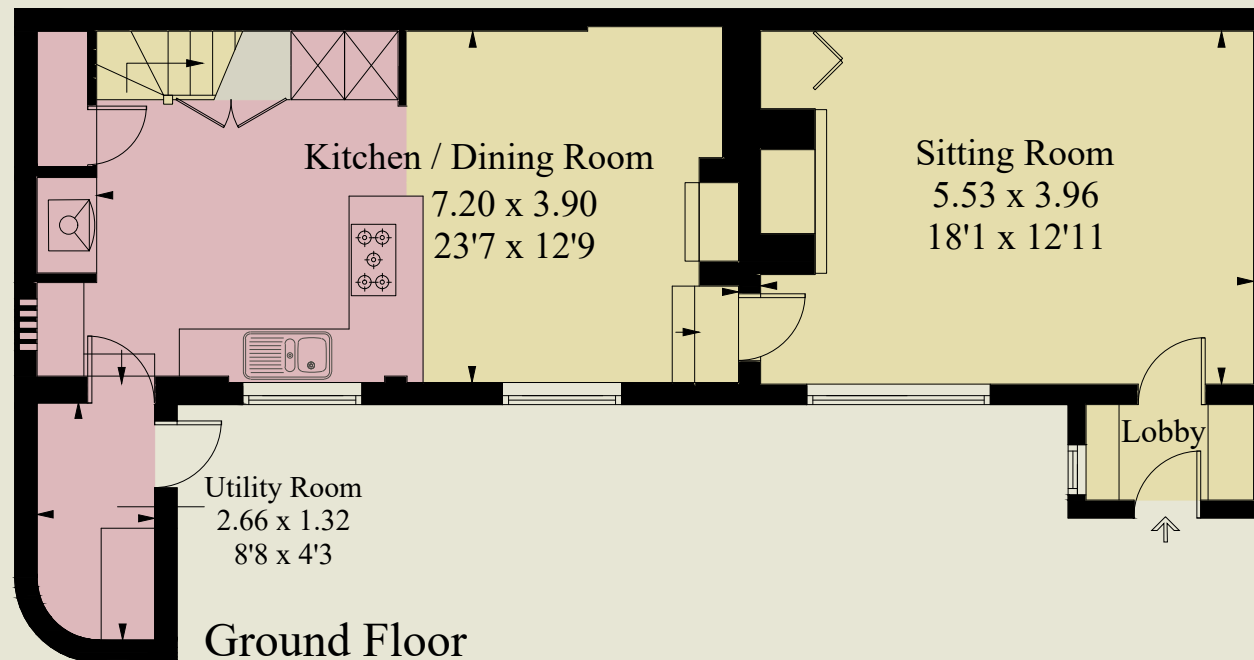


Millers Cottage, Cleeve Road, Goring on Thames, Oxfordshire, RG8 9DB

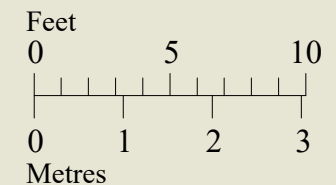
Approximate Gross Internal Area = 113 sq m / 1216 sq ft



First Floor



Ground Floor



CREATESPACE DESIGN ref 620

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 domestic hot water from gas fired boiler located in the utility room.

Council Tax: D

Energy Performance Rating: D / 66

Postcode: RG8 9DB

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

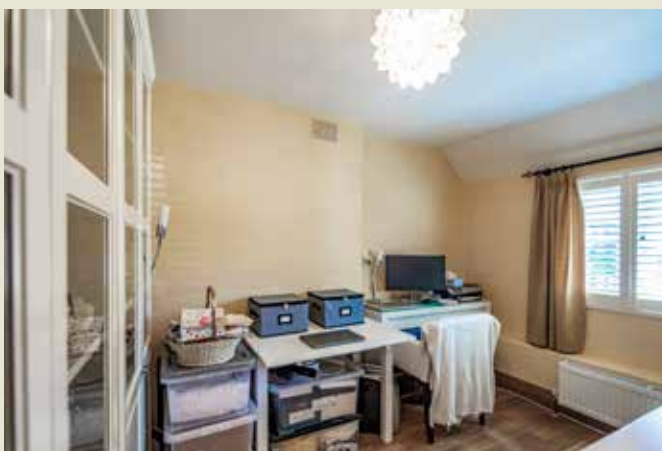
Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the central of Goring turn right and immediately past the shops turn next left into Cleeve Road. Follow this road along continuing straight across at the junction with Glebe Ride and at the furthest end of the road just before reaching the sharp right hand bend into Mill Road the cottage will be found 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.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT
E: sales@warmingham.com
www.warmingham.com

