



HERON COTTAGE

2 MILLDOWN AVENUE ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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♦ OXFORDSHIRE

Goring Station - 5 minute 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)

Favourably located in a wide tree-lined road in the picturesque Thameside village within easy reach of the central High Street shops and amenities, station and Riverside.

A detached 3-bedroom house offering an opportunity for extending, subject to planning permission and occupying a corner plot with wraparound garden, generous driveway and attached garage.

♦ Gated Driveway

- ♦ Entrance Lobby
- ♦ Entrance Hall with Understairs Cupboard
- ♦ Dining Room
- ♦ Kitchen with Larder
- ♦ Sitting Room with French Doors into Garden
- ♦ Sun Room with Cloakroom and Storage Cupboard

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

♦ Mature Wraparound Gardens

♦ Attached Garage

♦ This property offers potential to extend and redevelop in a variety of ways given its advantageous corner plot, subject to the relevant planning approval

♦ In All Extending To 1,668 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, 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.

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

Heron Cottage is a detached chalet style house with brick tiled upper elevations and pitched tiled roof built in 1965 and benefitting from UPVC windows, gas boiler, barge boards and new soffits in recent years. Entrance is into an inner lobby with front door leading into the entrance hall with staircase and understairs cupboard. The dining room overlooks the front of the property and the kitchen sits in the middle of the house with walk in larder and door into the sun room. The sun room extends across the back of the house and incorporates a cloakroom and storage cupboard. The sitting room has a fireplace and enjoys triple aspect and has French doors for direct access. Upstairs, the main bedroom has a large bay window and 2 double built in wardrobes. The second double bedroom has a double wardrobe. There is an additional single bedroom and separate cloakroom and family bathroom.

This property offers potential to extend and redevelop in a variety of ways given its advantageous corner plot, subject to the relevant planning approval.

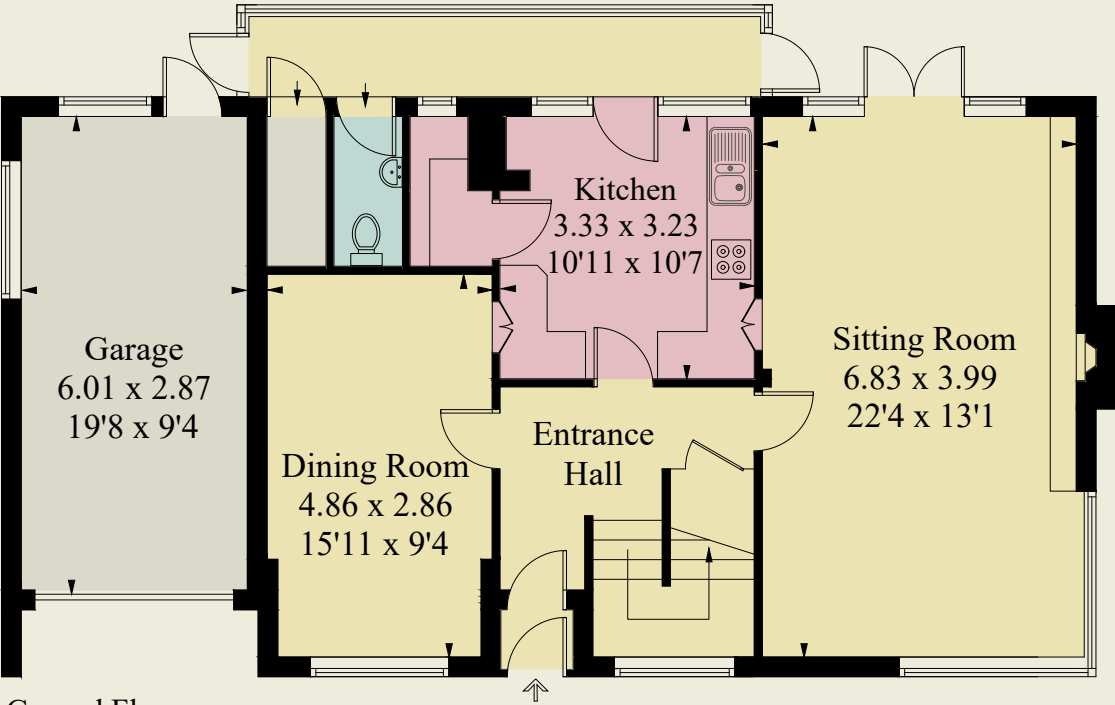
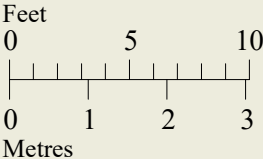
OUTSIDE

Approached behind a wooden 5 bar gate, the driveway runs the width of the plot offering parking for several cars. Set within a mature plot, there are large trees and shrubs to the boundary. The garage is attached and has front and rear access. The gardens are access via gates to the side and wraparound from East to West and offering several seating areas.

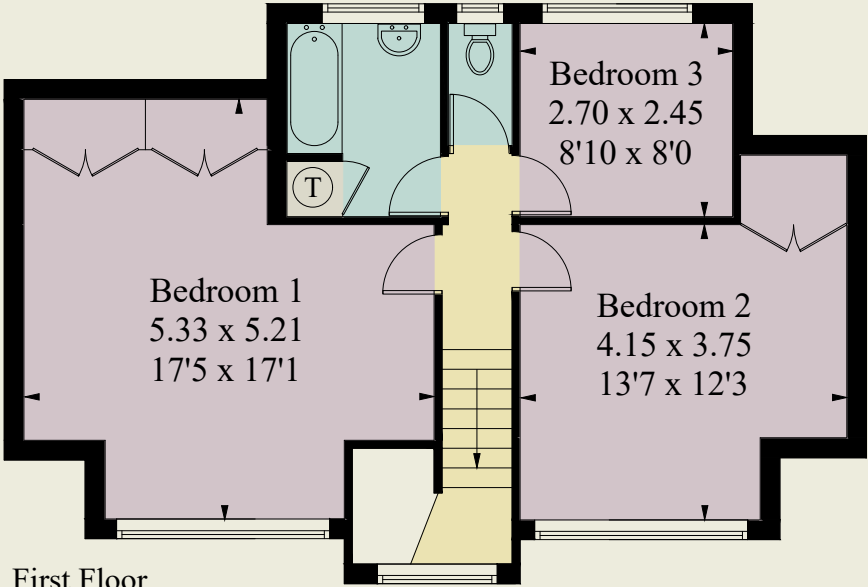


Heron Cottage, 2 Milldown Avenue, Goring on Thames, Oxfordshire, RG8 0AG

Approximate Gross Internal Area (including Garage) = 155 sq m / 1668 sq ft



Ground Floor



First Floor



GENERAL INFORMATION

Services: All mains services connected. Central heating and hot water from gas fired boiler located in the airing cupboard in the bathroom.

Council Tax: F

Energy Performance Rating: D / 60

Postcode: RG8 0AG

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street. At the railway bridge junction turn left and continue for ¼ miles taking the 2nd turning right into Milldown Avenue. Heron Cottage being the first on your 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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