



7 MEADOW CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Goring Station & High Street - 5 minute walk ♦ Pangbourne

- 5 miles ♦ Wallingford - 6 miles ♦ Reading - 10 miles ♦ Oxford -

18 miles ♦ Henley on Thames - 13 miles ♦ Newbury - 13 miles ♦

M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 14 miles

(Distances and times approximate)

In advantageous elevated position at the top of this quiet close with far reaching views and within easy reach of central shops, station and school. A detached 4 bedroom chalet house with versatile accommodation having bedrooms on the ground and first floors, together with a garage and private rear garden.

♦ In 'award' winning Village on the River Thames surrounded by outstanding countryside between Oxfordshire and Reading

♦ Excellent road and rail communications

♦ First class range of state and private schools in local area

♦ Wide covered porch with entrance lobby

♦ Dining Room

♦ Sitting Room

♦ Kitchen

♦ Inner Hall with Cloaks Cupboard

♦ 2 Bedrooms (downstairs)

♦ Family Bathroom with Bath and Overhead Shower

♦ Landing

♦ 2 Bedrooms with Built In Wardrobes

♦ Shower Room

♦ Entrance Drive

♦ Attached Garage

♦ Rear garden with Summerhouse

♦ In All Extending To 1,657 sq ft

♦ Total Plot Size 0.12 of an Acre



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, Vets 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

7 Meadow Close was built in approximately 1966 and is of contemporary design and construction having mellow brick elevations and a steeply pitched tile roof. The property occupies an elevated location at the top of the close and has the advantage of far reaching views across to the hillsides above Streatley on Thames on the Berkshire side of the River.

Having a versatile and well proportioned arrangement of accommodation with 2 bedrooms on the ground and first floors, the property would benefit from upgrading and refurbishment, but has in recent years had a new upstairs shower fitted. Entrance is into an enclosed lobby with integral door into the garage, then glazed doors leading into the dining room with staircase. The sitting room overlooks the rear garden with French doors allowing for direct access. The hallway continues through the house and has a coats cupboard. The kitchen is fully fitted and there is a side door out to the side garden. There are 2 bedrooms downstairs with built in wardrobes and a family bathroom. Upstairs there are 2 double bedrooms, both with built in wardrobes and an ensuite shower room. The landing has an airing cupboard with water tank. The property has a successful pre-application for extending, should this be required.

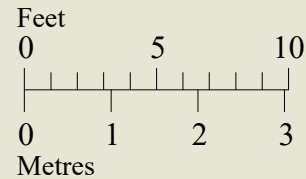
OUTSIDE

Situated at the top of the close, the property has a wide lawn frontage and driveway in front of the garage. There is an up and over door to both the front and rear of the garage. There is a gate on the left taking you to the back garden. Fully fenced, the lawned gardens extend round the side and back of the house with a summerhouse and pretty borders along the rear boundary, full of colourful planting. There is a terrace coming off the sitting room which widens to a raised area, perfect for "al fresco" dining and entertaining.

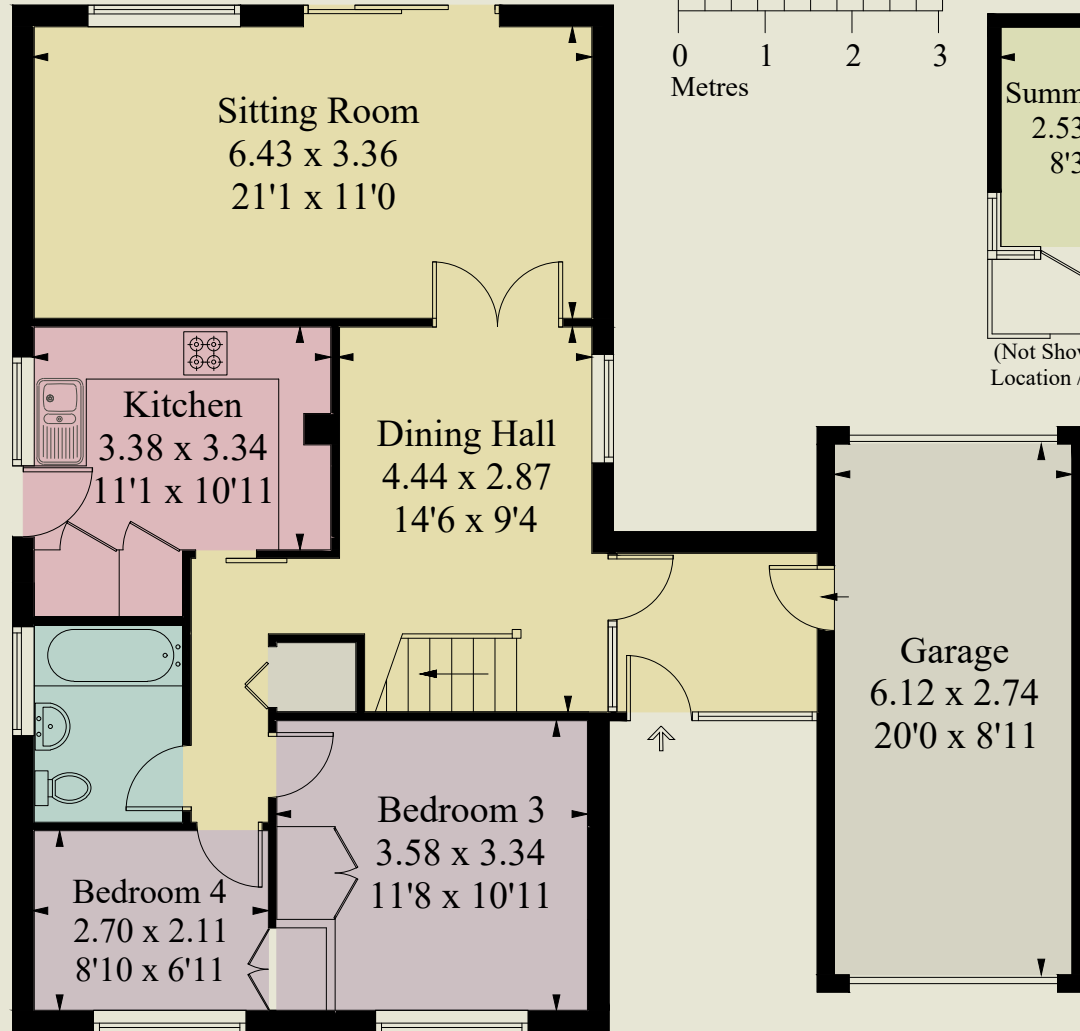


7 Meadow Close, Goring on Thames, Oxfordshire, RG8 0AP

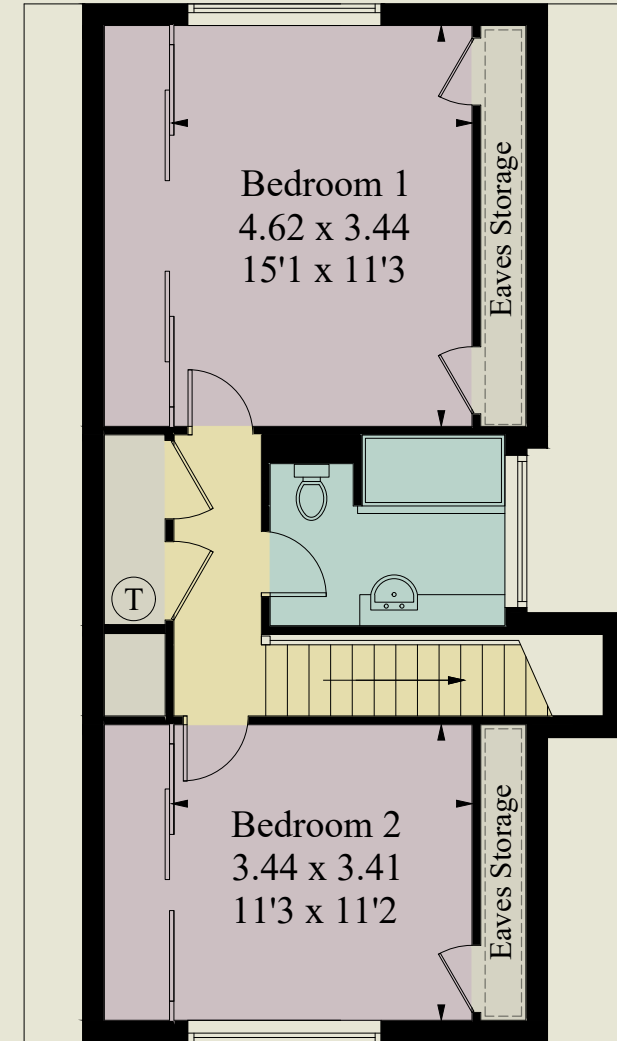
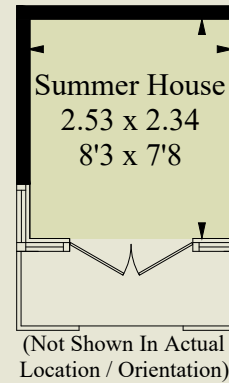
Approximate Gross Internal Area (including Garage) = 145 sq m / 1560 sq ft
Limited Use Area = 4 sq m / 43 sq ft Summer House = 5 sq m / 53 sq ft
Total = 154 sq m / 1657 sq ft



[Dashed Box] = Reduced head height below 1.5 m



Ground Floor



First Floor

CREATESPACE DESIGN ref 617

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



GENERAL INFORMATION

Services: All mains are connected. Central heating and hot water from gas fired boiler located in the kitchen. Secondary hot water from immersion heater.

Council Tax: F

Energy Performance Rating: D

Postcode: RG8 0AP

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 then almost immediately turn right into Lockstile Way. As the road rises take the second turning right into Meadow Close and No 7 will be found in front at the top of the close.

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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