



# SAINFOIN

LITTLE CROFT ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE





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Goring & Streatley Station (London Paddington within the hour) - 5 mins walk  
♦ Reading (London, Paddington 27 minutes) - 10 miles ♦ M4 (J12) - 10 miles ♦  
M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles  
(Distances and times approximate)

Quietly tucked away behind double gates within the exclusive central part of the village in a highly regarded tree lined road close to The River Thames, High Street shops and amenities, mainline station providing access to London Paddington in under the hour, schooling, and the proximity of many delightful riverside and country walks.

An immaculately presented detached house of approximately 4,431 sq ft in total offering light and bright 4 bedroom, 3 bathroom accommodation set within a generous plot of 0.37 of an Acre.

- |  |  |
|--|--|
| ♦ Spacious Double Gated Driveway & Forecourt | ♦ First Floor  |
|  | ♦ Main Bedroom With Ensuite featuring Freestanding Bath and Shower Wet Room  |
|  | ♦ Dressing Room  |
| ♦ Reception Hall with Coats Cupboard         |  |
| ♦ Cloakroom                                  | ♦ Atrium   |
| ♦ Sitting Room With Wood Burner              | ♦ Eaves Storage  |
| ♦ Kitchen / Breakfast / Family Room          |  |
| ♦ Utility Room                               | ♦ Double Garage  |
| ♦ Study                                      |  |
| ♦ Dining Room                                | ♦ Extending To Approximately 4,431 Sq Ft Including Garage                    |
| ♦ Bedroom with Ensuite                       |  |
| ♦ 2 Further Double Bedrooms                  |  |
| ♦ Family Bathroom                            | ♦ Private & Mature Gardens & Grounds of Just Over 1/3 Of An Acre (0.37 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, 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

Sainfoin is a stunning property, renovated by the current owners 15 years ago and finished to a very high specification. With rendered elevations under a slate roof, it offers attractive, well-proportioned accommodation with Anthracite grey windows and doors completing the modern look. The Entrance is through oak double doors into the hall which has stunning light spilling in through from an atrium above and beautiful Porcelain tiled flooring runs through into the reception rooms. The striking sitting room has wall to wall sliding doors overlooking the south facing gardens and allowing for a wonderful connection to outside which continues into the kitchen breakfast family area and dining rooms. The sitting room has a wood burner, then glazed doors lead through into the kitchen. The kitchen is a handmade bespoke design with cream units alongside a large walnut island with granite worktops. The room opens out into a breakfast area and family room allowing for a lovely social space. There is a separate utility room with 2 sinks and then the study is off the kitchen. The dining room is found to the other side of the sitting room. The hall continues round to the downstairs bedrooms and there is a double coats cupboard. There are 3 double bedrooms to ground level, one with an ensuite shower room and overlooking the garden and there is a family bathroom.

The main bedroom is found to the first floor and provides significant space with vaulted ceiling and views across the garden. The luxurious ensuite has a freestanding bath, double sink and generous shower "wet room". There is a long dressing room which then takes you out onto the atrium. An eaves storage cupboard from here links back into the main bedroom.

### OUTSIDE

The property occupies a most advantageous position, quietly situated within Little Croft Road, just a few minutes' walk from the extensive amenities found within the village, as well as for the river Thames. Entrance is through one of two "in and out" double wooden gates leading onto the part gravelled and pavor driveway offering parking for several cars and there is an attached double garage has an electric roller door. A paved side path leads to the garden at the back of the property. With hedged boundaries, the gardens offer total privacy. A terrace running the width of the house is a perfect "al fresco" seating and entertaining area to enjoy and relax in total seclusion. The garden has large lawns with border planting, abundant with flowers, plants and shaped shrubs. A vegetable patch is found in the far corner alongside a Greenhouse. With its southerly aspect, it perfectly complements this exquisite house.









# Sainfoin, Little Croft Road, Goring on Thames, Oxfordshire, RG8 9ER

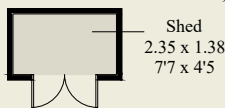
Approximate Gross Internal Area (including Garage) = 311 sq m / 3347 sq ft

Limited Use Area = 98 sq m / 1054 sq ft    Shed = 3 sq m / 32 sq ft

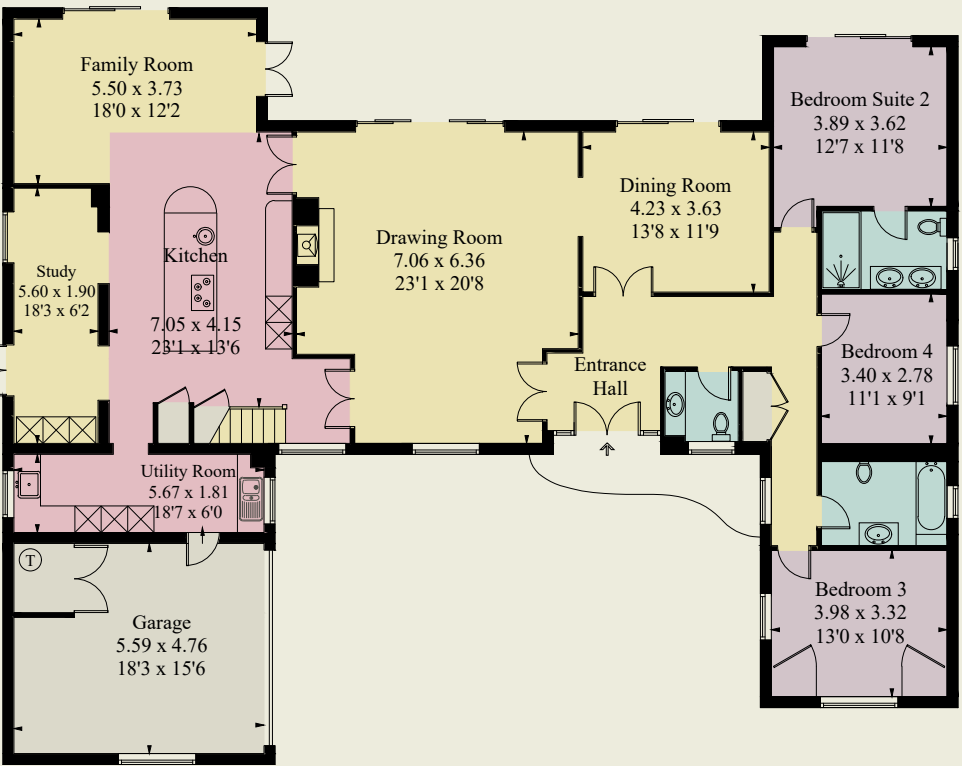
Total = 412 sq m / 4434 sq ft



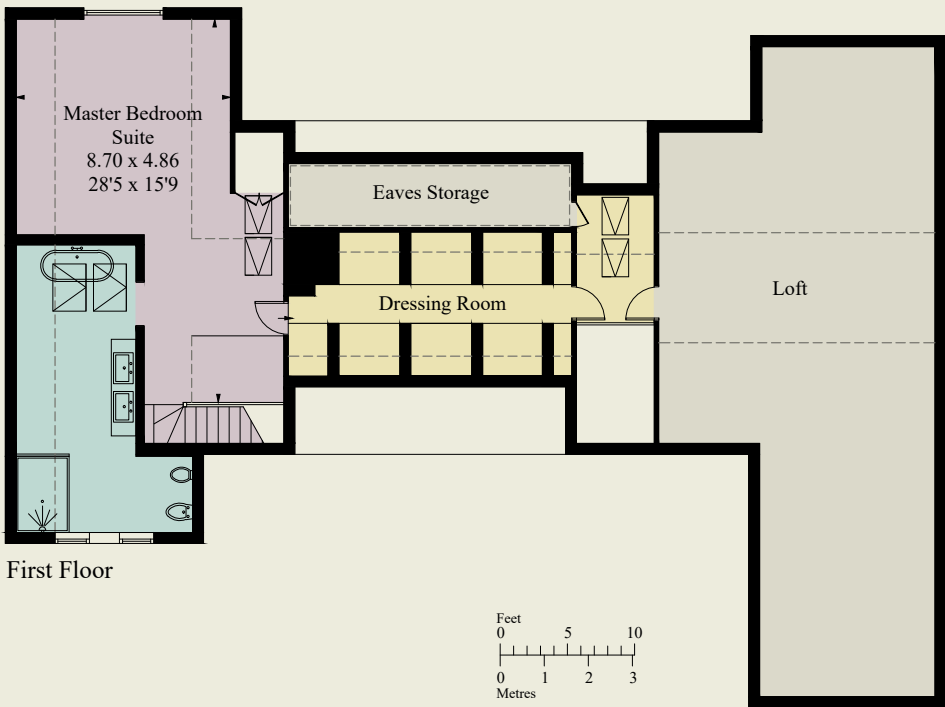
(Not Shown In Actual Location / Orientation)



[Dashed line] = Limited Use Area



Ground Floor



First Floor



**GENERAL INFORMATION**  
**Services:** Mains drainage, electricity, gas, and water are connected. Electric underfloor heating complimented by gas fired radiators. There are 32 solar panels.  
Gigiclear Broadband.  
**Council Tax:** G  
**Energy Performance Rating:** C / 76  
**Postcode:** RG8 9ER  
**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 left and proceed down the High Street. Turn next left into Manor Road opposite the Miller of Mansfield and follow the road along taking the straight on turn to Manor Road. Proceed along for a further 200 metres or so, and Little Croft Road will be found off on the left-hand side, with Sainfoin being a short distance on the right-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.





