



# 63 WALLINGFORD ROAD

GORING ON THAMES ♦ OXFORDSHIRE







# 63 WALLINGFORD ROAD

GORING ON THAMES ♦ OXFORDSHIRE

Goring & Streatley Train Station (London Paddington within the hour) 12 minute walk ♦ 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)

Situated in the elevated fringe of the village, walking distance from the village shop, Goring primary school, Ridgeway Path, River Thames and mainline railway station providing direct access to London Paddington in under the hour.

A beautifully presented 'Cottage' style detached house with well proportioned rooms, providing 4 reception rooms, 3 bedrooms and 2 bathrooms, all extending to approximately 1,464 sq ft with private driveway parking and mature rear garden.

♦ Entrance Drive With Wrought Iron Railed Forecourt

♦ Covered Porch

♦ Part-Galleried Reception Hall

♦ Study

♦ Cloakroom

♦ Sitting Room With Fireplace

♦ Kitchen / Breakfast Room

♦ Dining Room

♦ Integral Garage / Hobby Room

♦ Part Galleried Landing

♦ Main Bedroom with En-Suite Shower Room

♦ 2 Further Bedrooms

♦ Family Bathroom

♦ In All Extending To Approximately 1,464 Sq Ft

♦ Stunning Gardens & Grounds Of Approximately 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, 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

63 Wallingford Road is one of two only detached houses of bespoke architectural design built in 1999 by a respected local Developer. The house has appealing 'Cottage' style features, notably with a wide rustic timbered porch having a tiled roof, red brick elevations and a tiled hipped roof with tiled dormer windows to first floor, with wrought iron railings running across the frontage. Entrance is into a spacious hallway, part galleried and having a cloakroom off. The study and dining room overlook the front of the house and the dining room has doors leading into the kitchen breakfast room. With fitted shaker style units, the kitchen offers good space and large window overlooks the mature gardens. An integral door leads to the garage which has been turned into a "craft" room. The sitting room also looks across the terrace and garden beyond, with French doors allowing access and a perfect opportunity for "al fresco" living. Upstairs there is a generous landing area and loft has a ladder for further storage. The main bedroom enjoys garden views and there are 2 sets of double built in wardrobes as well as an ensuite shower room. There are 2 further bedrooms, one with built in wardrobes and a family bathroom with bath and overhead shower.

## OUTSIDE

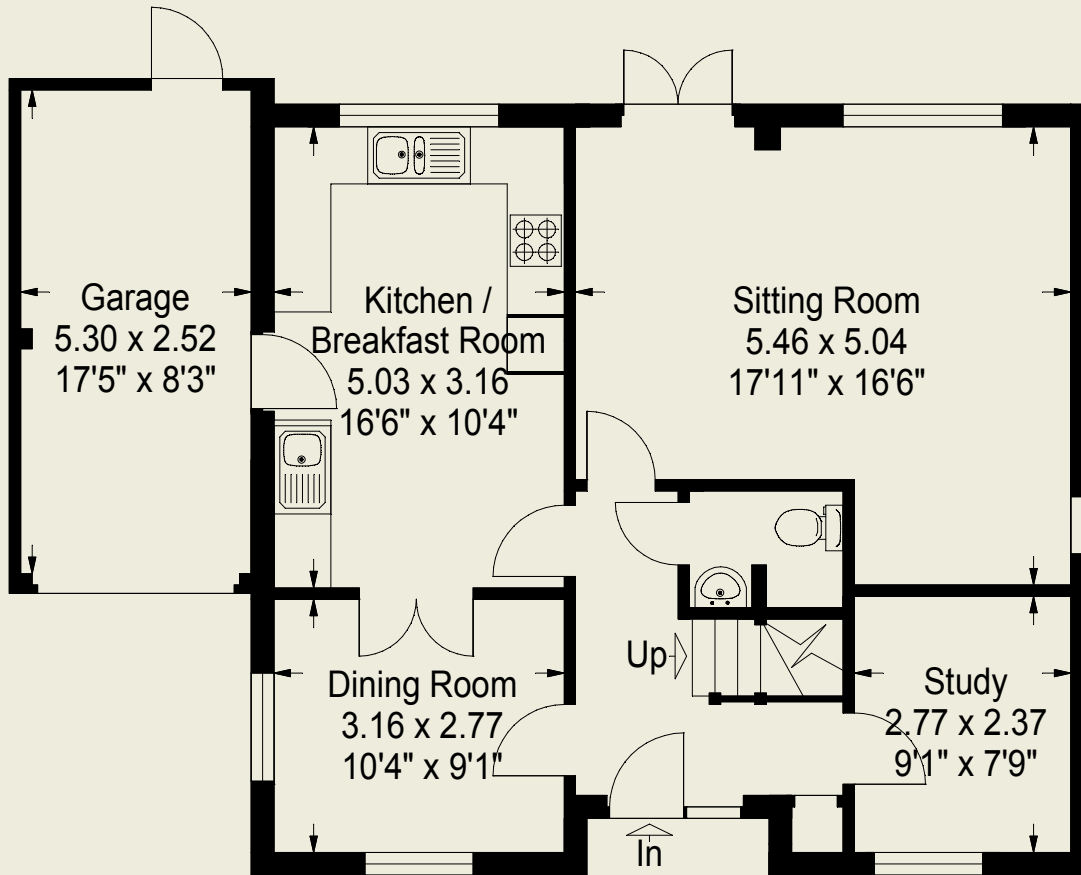
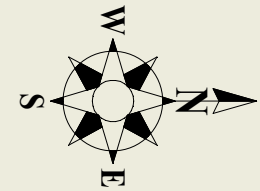
Hedged to the road, the driveway slopes down and also to the side, offering ample off road parking. A wrought iron railed fence runs between the driveway and the house with steps leading down to the front door. A gate to the left hand side takes you through to the rear garden. The impressive gardens gently slope away from the house, enjoying simply wonderful panoramic views across the Thames Valley. A raised balcony terrace leading off the living room provides a wonderful spot for outside dining and entertaining, facing West and enjoying fabulous sunsets. The gardens have a mature feel, with hedged boundaries with trees intertwined and a French Bean Tree in the middle of the cultivated lawn. Totally private, the gardens are a true haven.

In all the grounds amount to approximately 0.12 of an Acre.

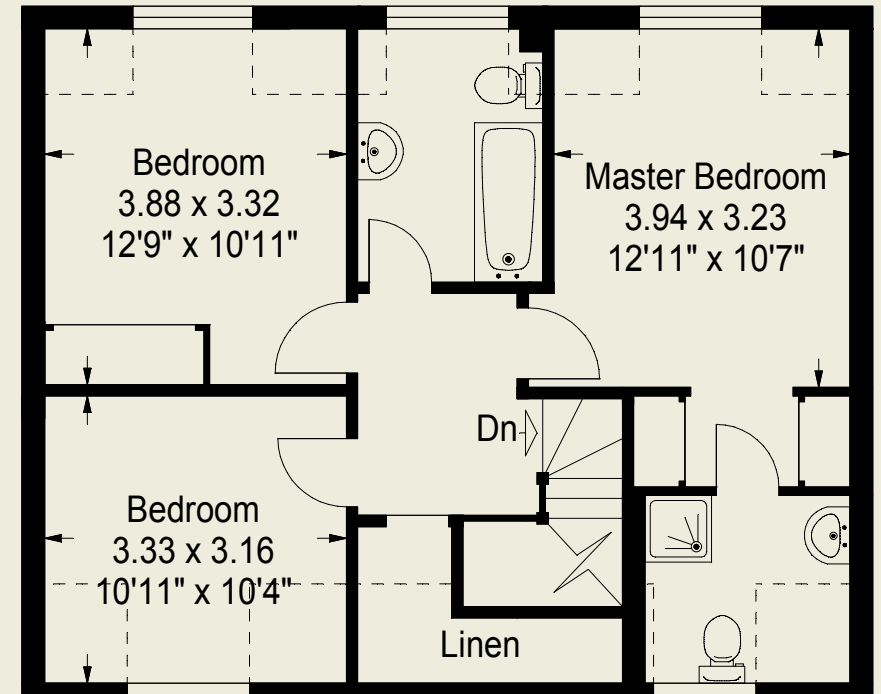






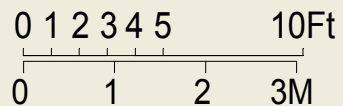


Ground Floor



First Floor

APPROX. SCALE



Approximate Gross Internal Floor Area:  
136 sq.mts./ 1464 sq.ft.

Floor Plans produced by

**Proplan**

01491 842925

This plan is for guidance only and must  
not be relied upon as a statement of fact.



## GENERAL INFORMATION

**Services:** All mains services are connected to the property. Central heating and hot water from gas fired boiler located in the hallway cupboard.

**Council Tax:** F

**Energy Performance Rating:** 69 C

**Postcode:** RG8 0HL

**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 right and proceed up to the top of the High Street where at the railway bridge junction turn left onto the Wallingford Road. Go past the Primary school and continue up the elevated section and as the road flattens, 63 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.



**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com



