



13 THAMES BANK

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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Goring Railway Station (London Paddington within the hour)

Streatley High Street / River 0.25 miles ♦ Reading 10 miles

(London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦

Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles

(Distances and times approximate)

Thames Bank is of Edwardian style and enjoys a riverside setting with far reaching views. The services include an estate manager, personal alarm system, underground garaging and 300 feet of Thames frontage. For aged over 55's.

- ♦ Secure communal entrance Hall
- ♦ Stairs leading to the first floor
- ♦ Entrance door into the Hall/Dining room
- ♦ Sitting room with balcony and far reaching river views
- ♦ Study/bedroom 3 with river views
- ♦ Family Bathroom
- ♦ Fully fitted Kitchen
- ♦ Master Bedroom with Ensuite shower room
- ♦ Further double bedroom with fitted wardrobes
- ♦ Balcony
- ♦ Underground garaging
- ♦ Landscaped grounds



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.

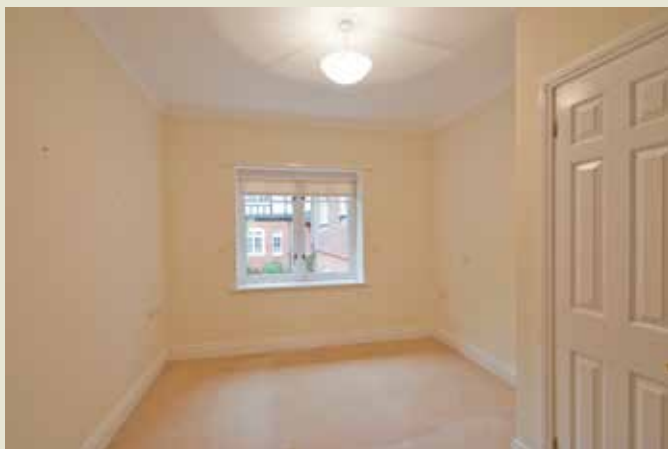
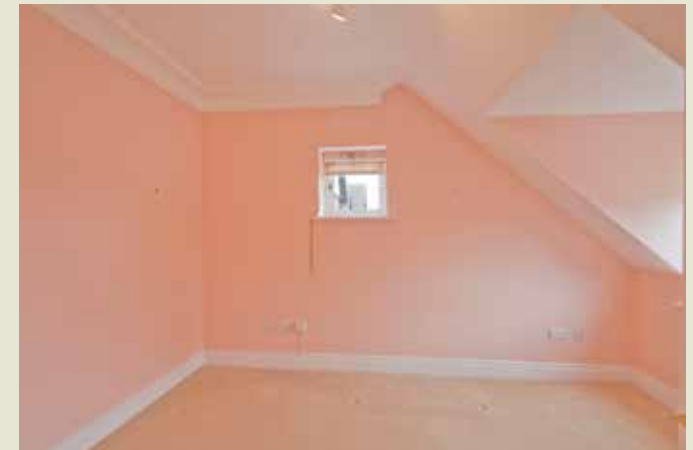
13 Thames Bank is a large first floor apartment with wonderful views over the lovely landscaped gardens to the River Thames. There is a spacious entrance hall and dining room, with double doors to the sitting room and balcony. The study/3rd bedroom also enjoys the river view. The kitchen is fully fitted and the main bathroom is a good size.

The master bedroom has an en-suite shower room and the second bedroom offers good guest space.

OUTSIDE

The apartment has underground garaging and a useful storage cupboard.

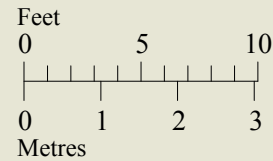
Mature landscaped gardens slope down to the river. 300 feet of Thames frontage.



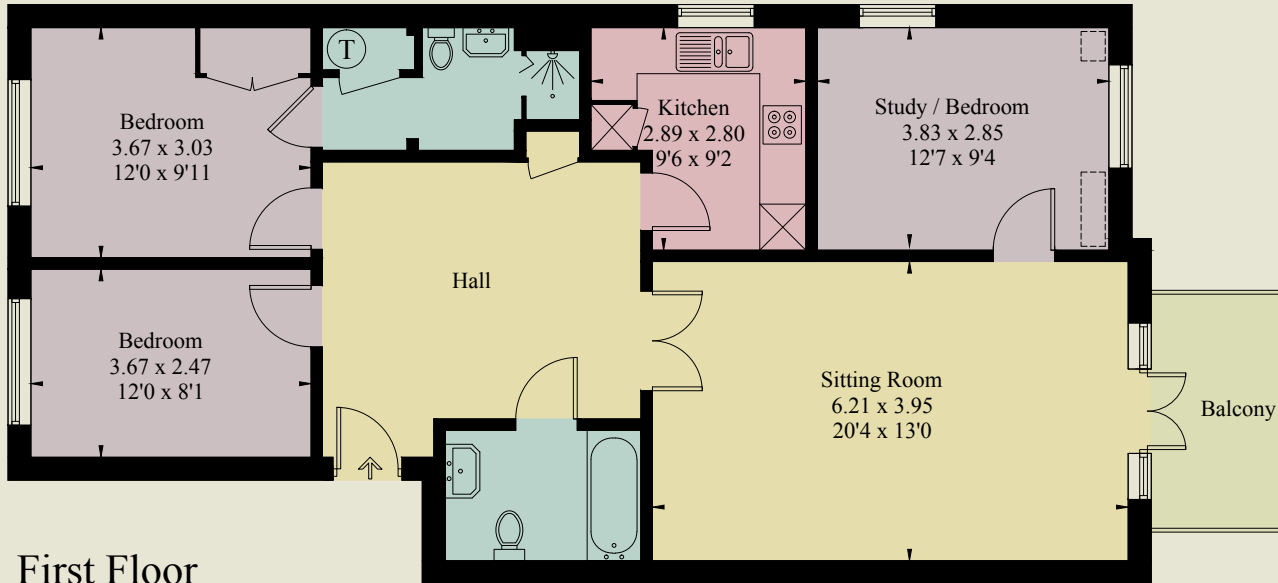


13 Thames Bank, Thames Road, Goring, Reading, RG8 9AH

Approximate Gross Internal Area = 91.6 sq m / 986 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 192706

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

GENERAL INFORMATION

Services: Electric storage heaters.

Council Tax: G

Energy Performance Rating: D

Postcode: RG8 9AH

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices, turn left and continue towards the river bridge. Just before the bridge and opposite the village hall take the right turning into Thames Road. Thames Bank is found at the far end 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.



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