



88 ELVENDON ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

88 ELVENDON ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

Goring Station - ½ mile ♦ Reading - 9 miles ♦ M4 at Theale (J12)

- 10 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles

♦ Newbury - 13 miles (Distances approximate)

Within a tree lined road at the foot of the scenic Elvendon Valley on the fringe of the village and easily accessible for the school, shops, river and mainline station with commuter train into London within the hour.

A detached 4 bedroom, 2 bathroom house with obvious scope to extend and refurbish standing in large level lawned mature gardens of 0.28 of an acre.

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Sitting Room
- ♦ Family Room
- ♦ Dining Room
- ♦ Kitchen
- ♦ Utility Room
- ♦ Integral Garage

- ♦ Landing
- ♦ Family Shower
- ♦ 3 Bedrooms
- ♦ Main Bedroom with Ensuite

♦ All Extending To Approximately 1862 sq ft

- ♦ Large garden plot of approx 0.28 of an acre having mainly beech hedged boundaries



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands opposite above the village of Streatley. The area is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. In 2009, Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, a gastropub with rooms, a lovely traditional pub, a full NHS practice, veterinary practice, dentist and library. The village hosts numerous popular and well attended annual events.

Importantly, a mainline railway station provides fast commuter services to London Paddington in 45 minutes. 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, riverside Lobster Bar and gym.

The area is also extremely well served by an excellent range of state and private schooling, which includes not only the ever popular Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford School, Moultsford Preparatory School, The Oratory Preparatory & The Oratory School, St Andrews Preparatory 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.

Elizabeth Line services commenced from Reading which together with the completed electrification of the GWR line, has significantly improved travelling times to central London and the City, Heathrow and as far east as Essex.

Elvendon Road is approached off the Wallingford Road and leads out of the village in an Easterly direction, winding up through the scenic Elvendon Valley passing the Grade I Listed Elvendon Priory with private, Estate owned farmland and woodland on each side. The Primary School and a local Shop are in close proximity the former having easy off road access via Bourdillon Field and the main High Street and Station are also within easy reach.

The tree lined road is known for its abundance of spring flowers especially bluebells and for the chestnut trees which extend along part of the road as it climbs up to Goring Heath and Woodcote. Many footpaths and bridle ways give access over this delightful area of unspoilt countryside.

PROPERTY DESCRIPTION

Built in the late 1950's and with a 2 storey extension added in the 70's, 88 Elvendon Road has been maintained to a reasonable standard but now offers ample scope for refurbishment and with the possibility of further extending subject to relevant planning permission. Entrance is into the hallway with cloakroom and staircase. The sitting room overlooks the front of the house and flows into the family room at the end, which was the extended part of the house. This room enjoys triple aspect and has doors for garden access. The dining room and kitchen are at the back of the property and the utility room offers generous space. From the utility is the integral garage. Upstairs, the main bedroom is to the further end and has built in wardrobes and ensuite with bath and separate shower. There is an additional family shower room and 3 more bedrooms.

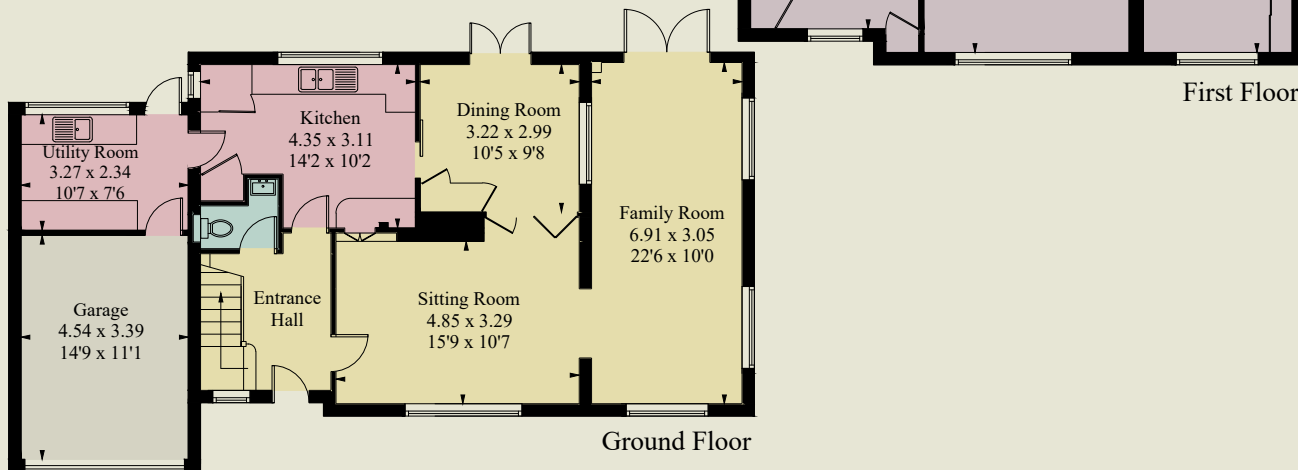
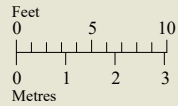
OUTSIDE

Set within a mature plot of 0.28 of an Acre, the gardens wraparound the property. The front is privately approached with a driveway on the left leading up to the garage. Extensive level lawned gardens surround the house with established trees and shrubs. The garden at the back enjoys a warm south westerly aspect and the whole plot is totally private.



88 Elvendon Road, Goring on Thames, Oxfordshire, RG8 0DR

Approximate Gross Internal Area (including Garage) = 173 sq m / 1862 sq ft



CREATESPACE DESIGN ref 642

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



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and hot water from gas fired boiler located bedroom 3.

Council Tax: F

Energy Performance Rating: D / 64

Postcode: RG8 0DR

Local Authority: South Oxfordshire District Council
Crowmarsh, Wallingford, Oxon, OX10 8HQ
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring bear right and continue up the High Street. At the railway bridge junction turn left onto the Wallingford Road and in a further ¼ of a mile turn 4th right at the small crossroads into Elvendon Road. Continue along for a further ¼ of a mile and No 88 will be found directly after the turning into Summerfield Rise 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.

Warmingham
www.warmingham.com

01491 874144

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

E: sales@warmingham.com

www.warmingham.com