



8 THE BIRCHES

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Goring Village - 3 minute walk ♦ Goring & Streatley Station
- 7 minute walk ♦ Reading - 10 miles ♦ Newbury - 13 miles
♦ Oxford - 20 miles ♦ Wallingford - 5 miles ♦ Henley on Thames
- 13 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor
(J6) - 15 miles (Distances and times approximate)

Located in the central part of the village overlooking a beautiful communal Green to the front and easily accessible for the High Street shops and amenities, and for the main line railway station to Oxford, Reading and London Paddington, with commuter trains into London within the hour.

A well presented 'Mews' style end of terrace house of appealing design, with 2 reception rooms and 3 bedroom accommodation set within a lovely terraced garden with mature planting.

- ♦ Entrance Hall
 - ♦ Cloakroom
 - ♦ Fitted Kitchen
 - ♦ Sitting/Dining Room with Gas Fire
 - ♦ Conservatory
-
- ♦ Landing
 - ♦ Airing Cupboard
 - ♦ 3 Bedrooms all with Built In wardrobes
 - ♦ Family Bathroom with Bath and Separate Shower
 - ♦ Boarded Loft
-
- ♦ Terraced South East Facing Garden
 - ♦ Timber Store Shed
 - ♦ Back Gate To Communal Parking

♦ Single brick built Garage in Adjoining Block

♦ In All Extending To Approximately 1,065 sq ft



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 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, Moulsoford 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 in 2022, 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.

The Birches is a development of 'mews' style properties arranged in staggered terraces around private lightly timbered greens, situated between Cleeve Road and Thames Road just a short distance from the central village High Street and river. Built in the late 1970's to an award winning design the properties are traditionally constructed having appealing brick elevations under clay tiled roofs with internal walls dry lined for additional insulation and economy.

PROPERTY DESCRIPTION

8 The Birches is a modern end of terrace house, overlooking a lovely grassed communal Green. Entrance is into the hallway with staircase and cloakroom. Original Parquet flooring runs from the hallway into the living and dining room. The kitchen is a modern cream shaker style with tiled flooring. The kitchen window has a lovely view of the communal Green. The living room incorporates the dining area and has a gas fireplace and large understairs cupboard. A door then leads into the conservatory which overlooks the terraced garden offering a wonderful peaceful and private outlook.

Upstairs there are 3 bedrooms, 2 singles and 1 double room, all with built in wardrobes. The airing cupboard is on the landing and is where the combi boiler is located. In addition there is access from the landing to a sizeable loft which is fully boarded and could provide an additional room subject to relevant Planning Approval. The bathroom is a white suite with bath and separate corner shower.

OUTSIDE

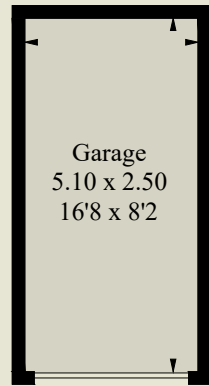
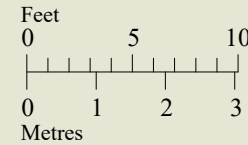
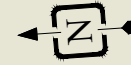
The property has an attractive position overlooking the central green of this popular residential development with a number of trees providing interest and a change of colours through the seasons. A wide footpath extends across the front of the property leading to the front entrance flanked on one side by an area of mature shrubs.

The private part walled garden at the rear is South East facing and has much mature planting and trees. It has been landscaped with large flagstones gently sloping up to the back. Several seating areas allow for an "al fresco" dining and entertaining opportunity to sit and enjoy within its surroundings. At the far end of the garden is a large timber Store Shed and fenced bin store. A pedestrian gate then leads to the communal parking at the back and garaging. There is a single garage belonging to the property found on the left hand side, 4th one along.

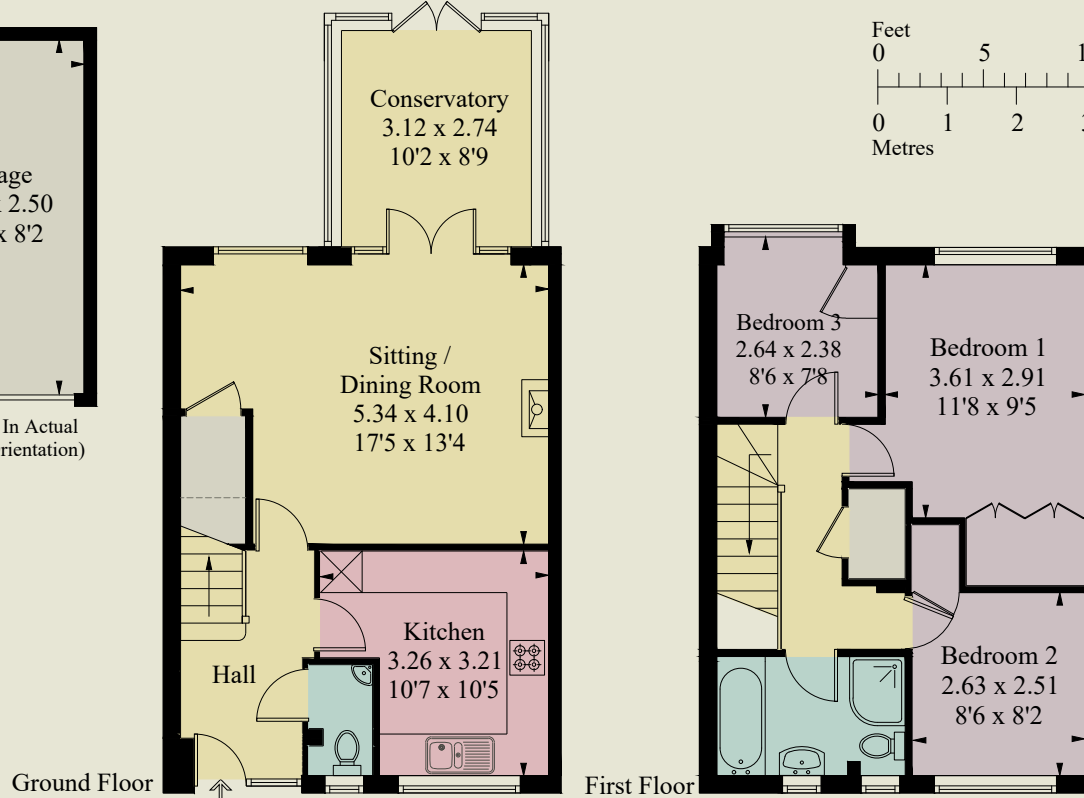


8 The Birches, Goring-on-Thames, Oxfordshire, RG8 9BW

Approximate Gross Internal Area = 87 sq m / 936 sq ft
Garage = 12 sq m / 129 sq ft
Total = 99 sq m / 1065 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 648

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

GENERAL INFORMATION

Services: Mains water, electricity, drainage and gas are connected. Central heating and hot water from combi gas fired boiler located in the airing cupboard.

Council Tax: C

Energy Performance Rating: C / 70

Postcode: RG8 9BW

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

Tenure: Freehold. There is an annual charge of £50 to The Birches Ground Committee for the maintenance of signage, parking and communal areas.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and after passing the Miller of Mansfield take the next turning right into Thames Road opposite the Village hall. In a further 50 yards turn right into the private parking area for The Birches and then walk through into the central lawned green where No 8 will be found across the main lawn on the right hand side end.

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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