



5 MOUNTFIELD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

5 MOUNTFIELD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles ♦
M40 At Lewknor (J6) - 15 miles ♦ M4 At Theale (J12) - 9 miles
♦ Heathrow Airport - Approx. 40 miles ♦ Wallingford - 5 miles ♦
Henley on Thames - 13 miles (Distances approximate)

A 3 bedroom terrace house with integral garage and private south westerly facing garden in need of total renovation.

Conveniently located within the Village, well placed for the Primary School and local shop, with the High Street shops and mainline station easily accessible.

♦ In All Approximately 990 Sq Ft

♦ Entrance Lobby with door to Integral Garage
♦ Hallway
♦ Kitchen
♦ Sitting/Dining Room

♦ Landing
♦ 3 Bedrooms
♦ Bathroom
♦ Separate Toilet

♦ South West Facing Rear Garden

♦ Single Integral Garage

♦ Driveway



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands as the River flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the River, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Post Office, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Crossrail services have commenced from Reading which together with the electrification of the line significantly improves travelling times to Paddington and central London destinations.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

There is a highly rated Primary school and in the local area are a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties many Listed being of significant architectural and historical interest.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

PROPERTY DESCRIPTION

Built in the 1960's, 5 Mountfield is in a staggered terrace of five properties, with mellow brick elevations and tile hanging to the upper floor under a pitched tiled roof. Entrance is under a porch area with door then leading into the main property. The hallway has doors to all rooms, including integral garage. The house is in need of total renovation, although does benefit from UPVC windows. The kitchen overlooks the front of the house and then living dining room has large windows and doors looking out in the garden. Upstairs there are 3 bedrooms and bathroom with separate cloakroom.

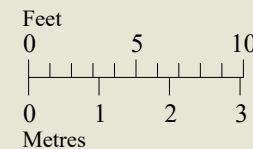
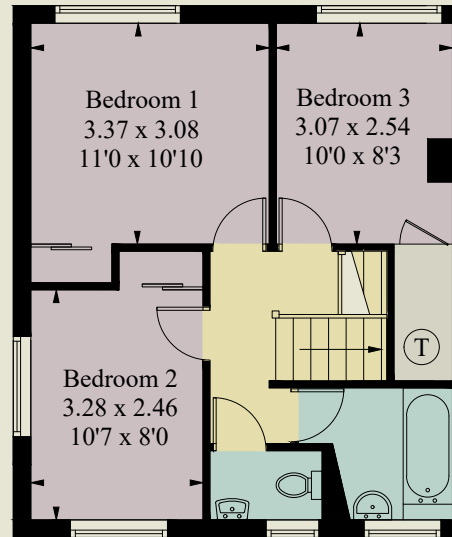
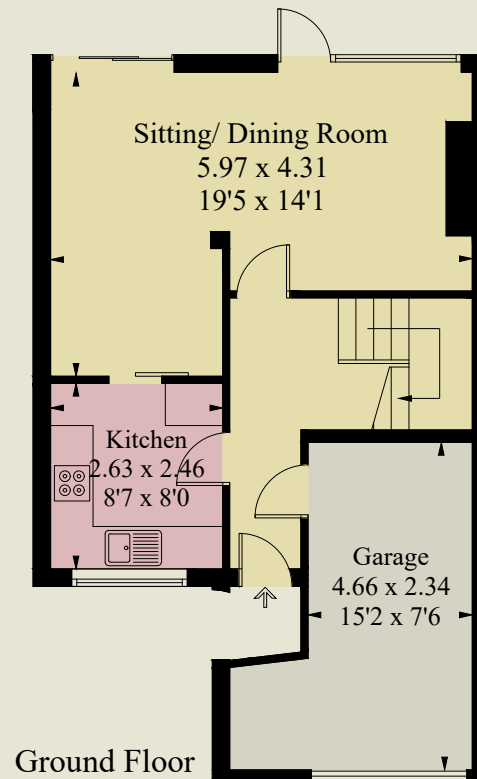
OUTSIDE

The property is approached over a private driveway with parking in front of the garage and an additional parking space to the side. The private garden at the rear has flag stones and many mature shrubs. There is a gate from the garden allowing access out of the property.



5 Mountfield, Goring on Thames, Oxfordshire, RG8 0BE

Approximate Gross Internal Area (including Garage) = 92 sq m / 990 sq ft



CREATESPACE DESIGN ref 650

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

GENERAL INFORMATION

Services: Electricity, water and drainage are connected to the property. Central heating is from night storage heaters and domestic hot water from an electric tank. There is gas in the road and can be connected.

Council Tax: D

Energy Performance Rating: TBC

Postcode: RG8 0BE

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. At the railway bridge junction turn left onto the Wallingford Road. Mountfield will be found about 200 metres on the left hand side opposite Westholme Stores. 5 is found off on the right hand side, third house in on the left.

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