



LAMERTON

2 SUMMERFIELD RISE ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) 1 mile ♦ Reading 11 miles (London, Paddington 27 minutes)
♦ M4 (J12) 11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles ♦ Oxford 19 miles ♦ Wallingford 8 miles
(Distances and times approximate)

Privately situated in an established residential road on the elevated fringe of the village near open fields and the surrounding Chilterns countryside. Easily accessible for the well revered village primary school and all local amenities including mainline railway station providing direct access to London Paddington in under the hour.

A detached 3 bedroom bungalow with separate garage and garden Cabin, set within a lovely garden plot of approximately 0.297 of an Acre.

♦ Spacious Gravelled Driveway

♦ Enclosed Porch

♦ Reception Hall

♦ Kitchen

♦ Sitting Room

♦ Dining Room

♦ 3 Bedrooms with Built In Wardrobes

♦ Family Bathroom

♦ Family Shower Room

♦ Detached garage

♦ Garden Cabin

♦ Shed

♦ In All Extending To Approximately 1,571 sq ft

♦ Mature Gardens & Grounds Of Approximately 0.297 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 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'. It has also won the 'Britain in Bloom' competition several times including 2022. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, 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 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 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.

PROPERTY DESCRIPTION

Lamerton is a delightful bungalow, affording well-apportioned accommodation, and displays a traditional layout. With red brick elevations under a tiled roof, it offers scope for extending either at ground level or into the loft, subject to relevant planning permission. Entrance is through an enclosed porch, then door into the reception hall which extends through the property. The sitting room and dining room are at the back of the property with views overlooking the garden. The sitting room has a door allowing for direct access. There is a hatch from the dining room into the kitchen, which is fully fitted. There are 3 double bedrooms, all with storage and then a family bathroom and separate shower room.

OUTSIDE

The property stands well back from Summerfield Rise, a quiet no through road on the elevated fringe of the village. It has a gravelled driveway leading up to the garage and a front garden with lawn and mature shrubs. There are gates either side of the bungalow leading to the rear garden. There is a side door accessing the garage from the garden and next to this is a garden Cabin, currently used as an artist's studio. The gardens have a mature feel, with large lawned area and raised flower beds at the back. The boundaries are fenced one side and hedged on the other. There is a terrace at the back of the house, providing an ideal seating or dining opportunity to enjoy in peace with far-reaching views across to Cow Hill and beyond.

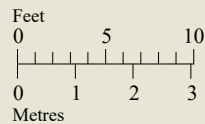
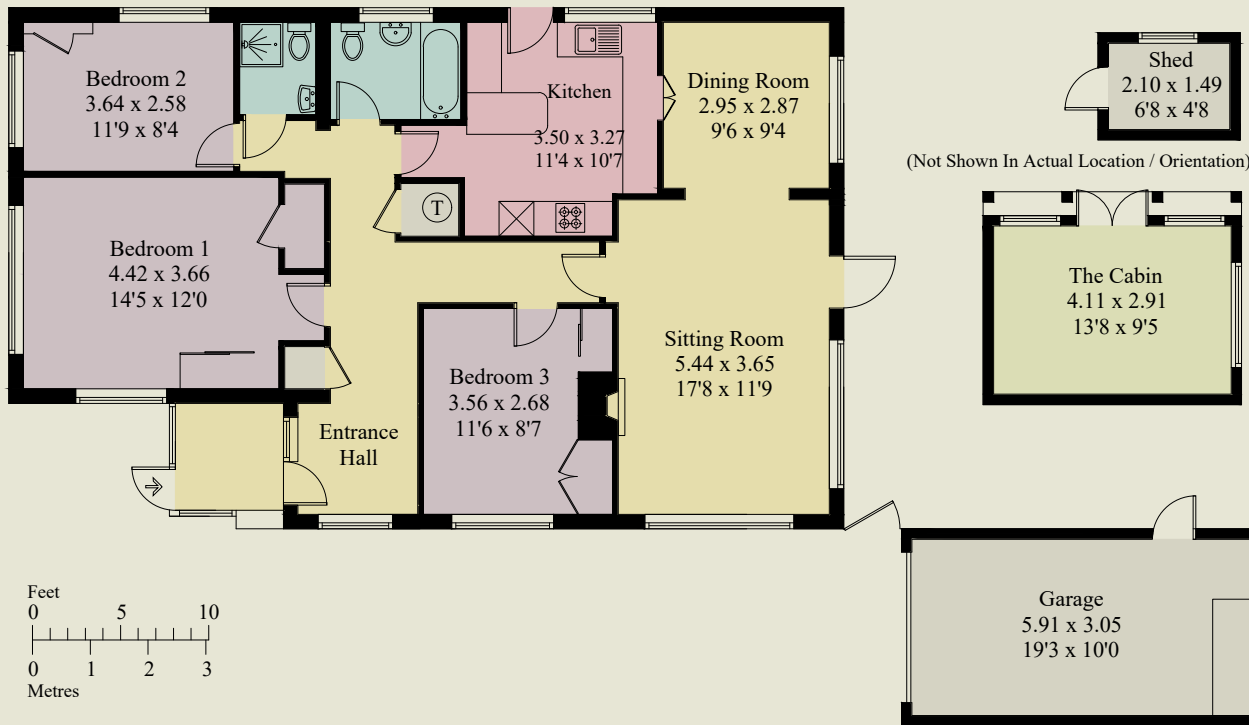


Lamerton, 2 Summerfield Rise, Goring on Thames, Oxfordshire, RG8 0DS

Approximate Gross Internal Area = 113 sq m / 1216 sq ft

Outbuildings = 33 sq m / 335 sq ft

Total = 146 sq m / 1571 sq ft



CREATESPACE DESIGN ref 646

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

GENERAL INFORMATION

Services: All main services are connected. Central heating and domestic hot water from gas fired boiler.

Council Tax: F

Energy Performance Rating: D / 64

Postcode: RG8 0DS

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

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 bear left onto the Wallingford Road. Proceed along this road for a further ¼ mile and on reaching the small crossroads turn right into Elvendon Road. Summerfield Rise is then the second Road on the right and Lamerton is the second house 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.



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