



4 TOLLY HOUSE

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
www.warmingham.com

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Goring Railway Station (London Paddington within the hour)

2 minute walk ♦ Reading 10 miles (London Paddington 27 minutes)

♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦

Newbury 14 miles ♦ Oxford 17 miles (Distances approximate)

A first floor apartment within a block of five. All apartments are to a high standard and offer modern high quality living.

♦ Video monitored entry

♦ Communal entrance hall, stairs and landing

♦ Entrance hall

♦ Fitted Kitchen

♦ Open plan Living/Dining room

♦ Double Bedroom

♦ Bathroom with Bath and Overhead Shower



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, 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.

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 Swan hotel, renowned for its fine cuisine and leisure and fitness facilities and the Coppa Club restaurant.

PROPERTY DESCRIPTION

Tolly House is recently renovated residential development approached off Red Cross Road and the communal entrance is to the left hand side of Goring Hardware Store. The entrance hallway houses letterbox's for each apartment and stairs leading up to the communal landing. The front door of the apartment gives access into the hallway which offers space for coats and shoes. The living space is open plan with fitted kitchen at the far end. There is a double bedroom and bathroom with bath and overhead shower.



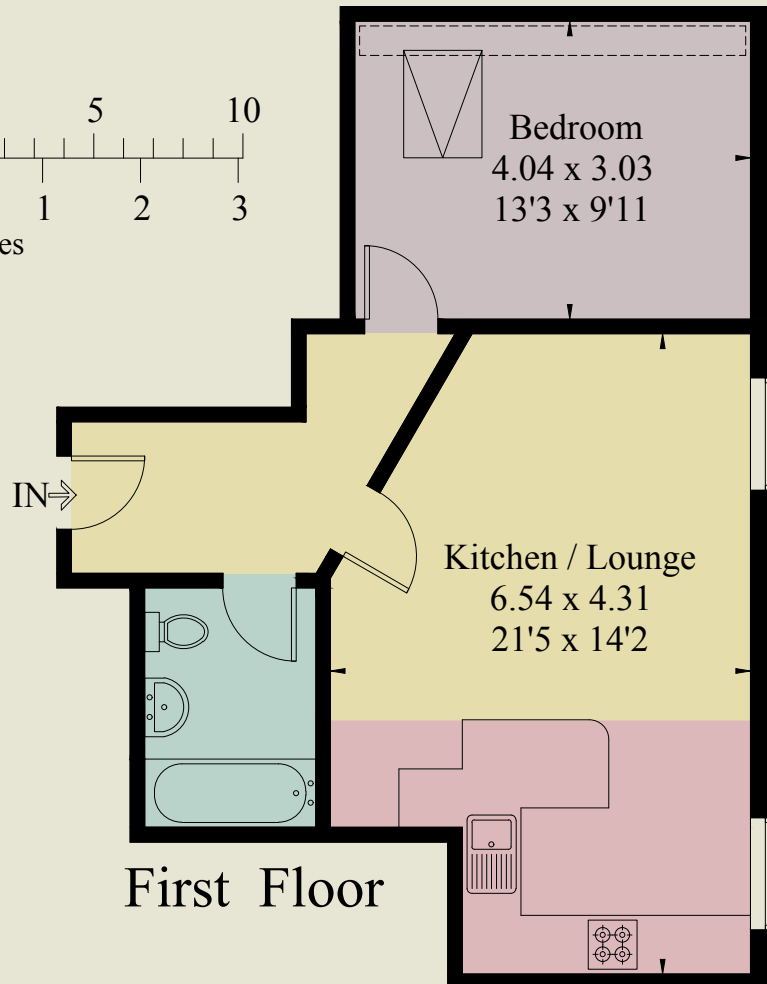
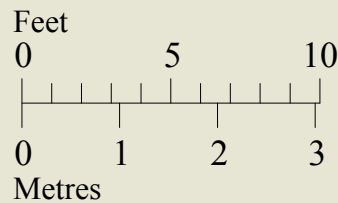
1 - 5 Tolly House Red Cross Road Goring, Reading, RG8 9HG

Approximate Gross Internal Area
48.3 sq m / 520 sq ft



= Reduced headroom below 1.5m / 5'0

Flat 4



GENERAL INFORMATION

- ♦ Triple Glazed Windows
- ♦ Water Softener
- ♦ SKY available
- ♦ USB sockets

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

Council Tax: B

Energy Performance Rating: C

Postcode: RG8 9HG

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 the High Street turn right into Red Cross Road and continue to the end of the road and Tolly House will be found on the right hand side with entrance to the left of the door of Goring Hardware Store.

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.



FLOORPLANZ © 2018 0203 9056099 Ref: 219574

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.

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