



2 HILLVIEW

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Train Station (London Paddington within the hour) 5 minute walk ♦ Reading (London, Paddington 27 minutes) 11 miles ♦ M4 (J12) 11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles ♦ Oxford 19 miles ♦ Wallingford 4.5 miles (Distances and times approximate)

Located in the heart of the village within the central conservation area, a few seconds walk from the High Street shops and amenities, railway station providing access to London Paddington in under the hour, and delightful riverside walks.

A 2 bedroom first floor apartment with modernised period accommodation with rear garden.

- ♦ Communal Entrance & Hallway
- ♦ Private Front Door
- ♦ Staircase
- ♦ Sitting Room
- ♦ 2 Bedrooms
- ♦ Bathroom
- ♦ Fitted Kitchen

- ♦ Use of Garden Behind Property



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 known geographically as the 'Goring Gap' and designated an 'AONB'.

In 2010 Goring was awarded the prestigious "Oxfordshire Village of the Year" and also the coveted "South of England" title. Local amenities include an excellent range of interesting shops, restaurants and riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist, library, and importantly a mainline station providing fast commuter services up to London (Paddington) in well under the hour. There is also an extensive selection well revered state and private schooling in the surrounding area. The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically Goring traces back to Saxon times.

PROPERTY DESCRIPTION

Apartment 2 Hillview is part of a late Victorian semi-detached building, located in a very convenient central village location ideally situated within very short walking distance of the High Street shops and amenities, scenic riverside walks and for the mainline railway station providing access to London Paddington in under the hour.

Recently redecorated and well presented throughout, it offers spacious 2 bedroom accommodation.

OUTSIDE

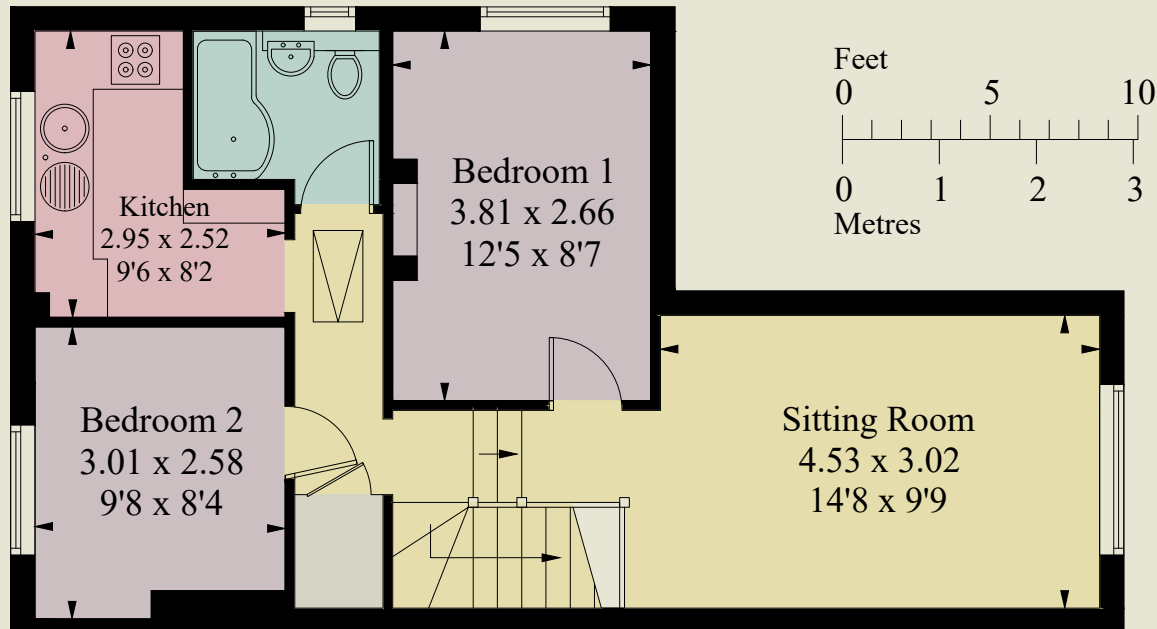
There is a shared use of a garden for the property accessed via a gate to the right hand side of Barbara's Antique Shop.



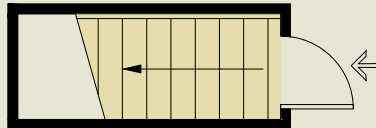


Flat 2, Hill View, Station Road, Goring on Thames, Oxfordshire, RG8 9HB

Approximate Gross Internal Area = 53 sq m / 570 sq ft



First Floor



CREATESPACE DESIGN ref 652

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

GENERAL INFORMATION

Services: Mains water, electricity, and drainage are connected to the property. Central heating and domestic hot water from gas fired boiler.

Council Tax: A

Energy Performance Rating: C / 70

Postcode: RG8 9HB

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 the High Street taking the first right to walk through The Wheel Orchard Car Park. The door to Flat 2 is found to the left of Avondale Beauty shop.

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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