



LITTLE BARTON

MANOR ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) 6 minute walk ♦ 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)

Located in a much favoured tree lined road within the heart of Goring on Thames, yet just a few minutes walk of all village amenities, including the river Thames, local shops and mainline railway station providing direct access to London Paddington in under the hour.

An immaculately presented 4 bedroom Edwardian property in all extending to 4,294 sq ft set within a mature setting of 0.737 of an acre. The property has the added benefit of planning approval for a side and rear extension to the existing detached double garage to create nearly 2,000 sq ft for additional accommodation.

- ♦ Private Wooden Gated Access
- ♦ Large Driveway with Parking For Several Cars
- ♦ Recessed Porch
- ♦ Hallway
- ♦ Cloakroom
- ♦ Family Room
- ♦ Sitting Room with Bay Window
- ♦ Bespoke Orangery
- ♦ Kitchen Breakfast Room
- ♦ Utility Room

- ♦ Fourth Bedroom With Ensuite
- ♦ Luxurious Family Bathroom with Bath and Separate Shower Cubicle
- ♦ Second Staircase Off Hallway

- ♦ Double Garage with Room Above
- ♦ Planning Approval Granted To Extend Existing Garage. Application No: P25/S0044/HH

- ♦ Main Staircase
- ♦ Landing With Walk In Linen Cupboard Plus Airing Cupboard
- ♦ 3 Bedrooms, one with Ensuite Shower Room

- ♦ Beautiful Gardens and Grounds of Approximately 0.737 Of An Acre
- ♦ In All Extending to 4,294 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 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

Built in the Edwardian era, Little Barton is a beautifully presented property displaying stunning features such as high ceilings, wood flooring, deep skirting, panelled rooms and door architraves. Entrance is through a recessed porch into the reception hall with cloakroom and cupboard containing the boiler. Doors then lead into the family room with fireplace and main staircase off. The kitchen breakfast room sits in the heart of the house with grey painted units and travertine flooring running through into the utility room. There is also a gas fired woodburner. A part glazed door opens into the stunning vaulted Orangery which has panoramic garden views and direct access for a complete “al fresco” experience. The drawing room is a stunning space with large bay window incorporating a seating area and there is a feature fireplace. The main staircase is in the corner of the family room. Leading up to the landing, there is a large walk-in linen cupboard and airing cupboard.

The main bedroom is a generous size and has a bay window looking across the garden. Next to this is a luxurious bathroom suite with claw foot bath and separate shower cubicle. There are 2 further double bedrooms, both with built in wardrobes and large bay windows and one has a new ensuite shower room. The second staircase is found off the reception hall and leads up to the fourth double bedroom with a further new ensuite bathroom with bath and overhead shower.

OUTSIDE

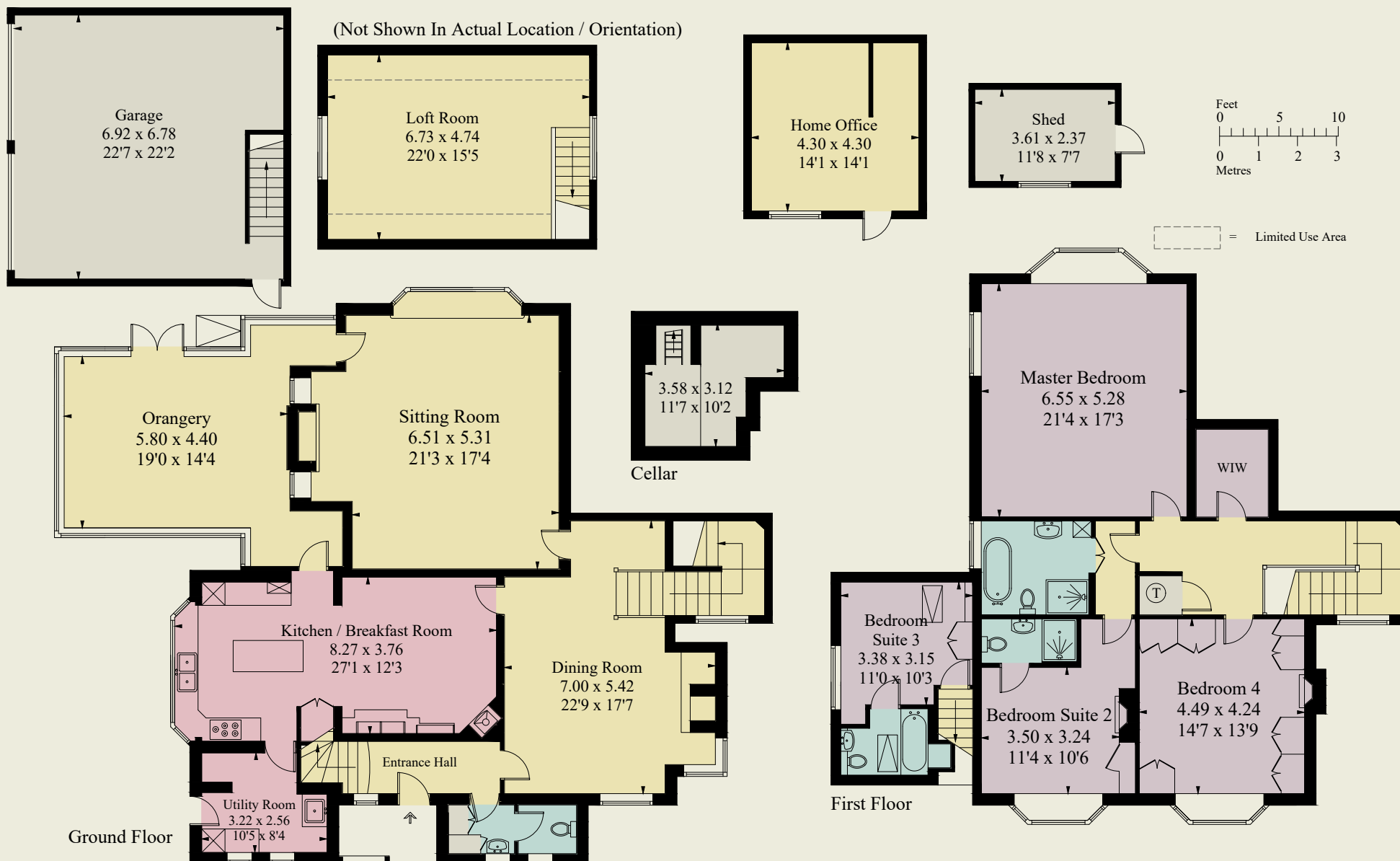
The property is approached behind mature hedging and trees with wooden gates taking you onto the gravelled driveway. The driveway leads to the detached double garage but then continues up to the main house offering parking for many cars. The garage has double doors and there is a staircase leading up to a spacious loft room above. There is planning approved for a side and rear extension to the existing garage to add additional accommodation. On the ground floor it is proposed that the workshop and gym will fill the two extension areas to what is still the exiting garage and there will be windows and views of the garden. A cloakroom will be located on the first floor within the eaves of the new roof space. Plans can be viewed on SODC planning register Application No: P25/S0044/HH. A comfortable home office is located adjacent to the garage. The wonderful mature gardens have large flower beds fully planted, offering colour and interest, with a copse of mature trees at the bottom.

From the house, a large terrace wraps around the property offering plenty of seating opportunities with an additional gravelled seating area with a south west aspect ensuring the sun can be enjoyed throughout the day. A low door on the terrace gives access to a cellar which is full head height.



Little Barton, Manor Road, Goring on Thames, Oxfordshire, RG8 9EH

Approximate Gross Internal Area = 295 sq m / 3175 sq ft
Outbuildings = 96 sq m / 1033 sq ft Limited Use Area = 8 sq m / 86 sq ft
Total = 399 sq m / 4294 sq ft



CREATESPACE DESIGN ref 661

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: G

Energy Performance Rating: E / 51

Postcode: RG8 0DT

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 left and proceed down the High Street. Turn next left into Manor Road opposite the Miller of Mansfield and follow the road along taking the straight on turn to Manor Road. Proceed along for a further 400 metres or so, and Little Barton will be found off on the right hand side.

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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