



40C WALLINGFORD ROAD

GORING ON THAMES ♦ OXFORDSHIRE

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Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles ♦

Henley on Thames - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦

M40 at Lewknor (J6) - 14 miles ♦ Wallingford - 5 miles

(Distances approximate)

Situated within a quiet cul de sac in this favoured village on the River Thames and easily accessible for the school, central shops and amenities plus station with commuter trains up to London Paddington within the hour.

A 2 bedroom semi-detached house, recently improved and benefitting from its own private garden and designated parking to the front.

♦ Much prized South Oxfordshire Village in the Thames Valley

♦ Excellent road and rail communications

♦ Front Porch

♦ Entrance Hall

♦ Sitting Room

♦ Kitchen

♦ Dining Room with Cupboard

♦ 2 Bedrooms

♦ Bathroom with Bath and Overhead Shower

♦ Private Garden to The Rear

♦ 2 Designated Parking Bays



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands 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, 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

Built in 1989, 40c Wallingford Road is one of four properties comprising two pairs of semi-detached houses in a 'Cottage' style with sloping tile roofs and tiled dormers to the first floor. Traditional in appearance with red brick elevations and having brick sills to windows around the ground floor the two pairs of properties are arranged around a central courtyard area with designated parking bays for each house.

The current owner has improved in recent years with new UPVC windows and the installation of gas central heating, including underfloor to much of downstairs. Entrance is under an open porch into the hall which has a large coats cupboard and Porcelaine Tiled flooring which runs through into the kitchen and dining room. The kitchen has been recently refitted with white units and black worktop. The dining room has a glass roof which allows much light to spill through. There is also a large larder cupboard for storage. The sitting room overlooks the front with a wide bay window and seating. Upstairs there are 2 bedrooms, the main room having double fitted wardrobes. The bathroom is a white suite with bath and overhead electric shower. The landing has an airing cupboard with combi boiler and access to the loft. Mostly boarded, the loft has a ladder and ample storage space.

Planning permission has previously been granted in August 2017 for a 2 storey extension. Now lapsed, there is an opportunity to extend, subject to reapplying for planning.

OUTSIDE

Recently landscaped to the front with fenced boundaries and large lawned area, the property also enjoys two designated parking bays to the left hand side. The private garden can be either externally accessed via a separate pathway and pedestrian gate or via the dining room from the house. It offers a lovely tranquil private space to enjoy an "al fresco" lifestyle. With filled railway sleeper planters and a large apple tree, the garden has a mature feel. There is a large corner shed offering much garden storage.

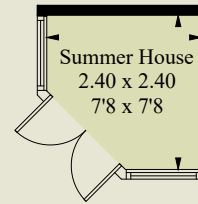


40C Wallingford Road, Goring on Thames, Oxfordshire, RG8 0BG

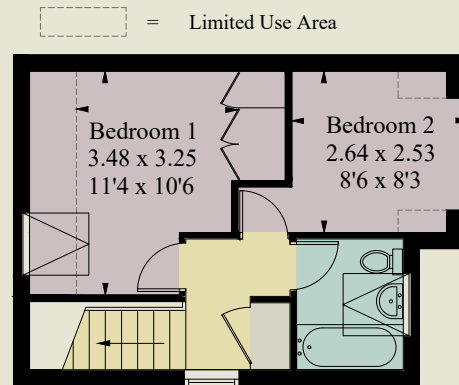
Approximate Gross Internal Area = 71 sq m / 764 sq ft
Limited Use Area = 3 sq m / 32 sq ft Summer House = 5 sq m / 53 sq ft
Total Floor Area = 79 sq m / 850 sq ft



Ground Floor



(Not Shown In Actual
Location / Orientation)



First Floor

CREATESPACE DESIGN ref 653

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

GENERAL INFORMATION

Services: All mains services are connected to the property. Gas fired central heating.

Council Tax: D

Energy Performance Rating: C / 73

Postcode: RG8 0BG

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 where at the railway bridge junction bear left onto the Wallingford Road. The entrance to the small Close will be found on the right hand side, just after the Primary School, approximately 100 yards before reaching the crossroad junction with Elvendon Road. No 40C is the first house on the left 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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