



19 WEST WAY

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) - 0.6 miles ♦ Reading - 11 miles ♦ M4 (J12) - 11 miles

♦ M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦

Oxford - 19 miles ♦ Wallingford - 8 miles

(Distances and times approximate)

Conveniently situated within walking distance of the village primary school and local shop, central High Street shops and amenities, river Thames and mainline train station providing direct access to London Paddington within the hour.

A well presented three bedroom house within a popular cul de sac with a driveway, garage and west facing garden.

♦ Covered Porch

♦ Entrance Hall

♦ Kitchen

♦ Sitting Room with Sliding Doors & Garden Aspect

♦ Central Landing with Airing Cupboard

♦ 3 Bedrooms

♦ Family Bathroom with Bath and Overhead Shower

♦ West Facing Rear Garden

♦ Integral Garage

♦ Private Driveway



SITUATION

Situated between Reading and Oxford on the border with Oxfordshire and Berkshire lies the picturesque village of Goring on Thames, nestling on the bank of the river opposite the village of Streatley in the 'Goring Gap', an historic crossing point of the Thames where the ancient Ridgeway Path comes down from the Berkshire Downlands to meet the river and the Chiltern Hills and then continuing eventually on to the Icknield Way into East Anglia. The surrounding countryside is designated an "Area of Outstanding Natural Beauty" and the centres of both Goring and Streatley are 'Conservation Areas', thus preserving the many notable period properties, some of which date back to the 15th and 16th centuries.

Goring on Thames offers a good range of amenities, including shops, library, modern health centre, dentist, several traditional inns and restaurants, boutique hotel, churches of several denominations and an excellent primary school with a wide range of well regarded private and state schools in the immediate local area. The village boasts a mainline railway station which provides excellent commuter services up to London (Paddington) in well under the hour. There are also good road communications to the surrounding towns and both the M4 and M40 motorway networks.

Crossrail services have commenced from Reading which together with the recent electrification of the line have significantly improved travelling times to Paddington and central London destinations.

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 into Goring is the luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities. Streatley also has a long established and renowned Golf Course.

PROPERTY DESCRIPTION

West Way located off Springhill Road on the perimeter of the village, is a small cul-de-sac of modern houses of differing architectural design and elevations arranged in short staggered terraces, built in approximately 1965 by 'Loverock'.

19 West Way is located towards the top and entrance is under a covered porch and into the hallway. The kitchen is fully fitted and overlooks the front of the property. There is an integral door with access directly into the garage, which could easily be converted into more living space. The sitting room has large sliding doors with an uninterrupted view of the garden and staircase in the corner. Upstairs, the landing gives access to all rooms and has an airing cupboard which has the boiler. There are 3 bedrooms and family bathroom with bath and overhead shower.

OUTSIDE

At the front of the property there is a private driveway affording off road parking for 2 cars and leading up to the integral single garage with up and over door. There is a gravelled area with shrub and Acer tree. The garden at the rear is fully fenced and is west facing for wonderful afternoon sun and evening sunsets. There is a terrace for "al fresco" dining and entertaining and the remainder is laid to lawn with shaped shrubs. There is a gate on the back fence for rear access.



19 West Way, Goring on Thames, Oxfordshire, RG8 0BX

Approximate IPMS2 Floor Area (including Garage) = 92 sq m / 990 sq ft



GENERAL INFORMATION

Services: Mains electricity, gas, water and drainage are connected to the property. Central heating from gas fired boiler located in the airing cupboard.

Council Tax: D

Energy Performance Rating: C / 75

Postcode: RG8 0BX

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

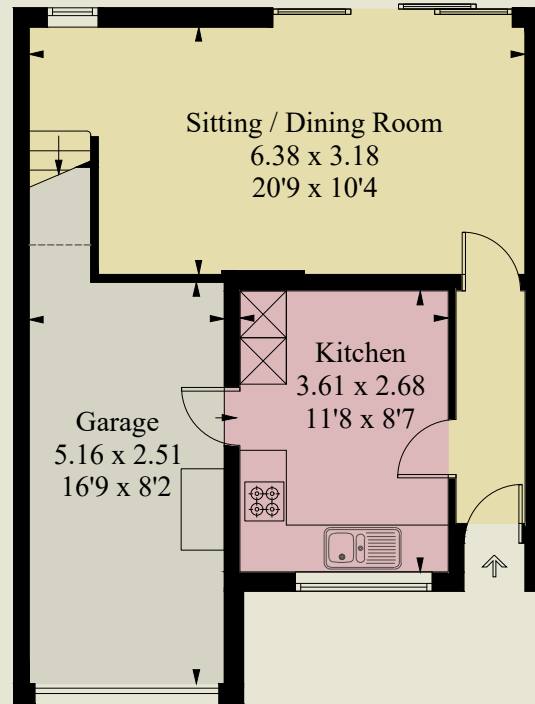
Strictly by appointment through Warmingham & Co.

DIRECTIONS

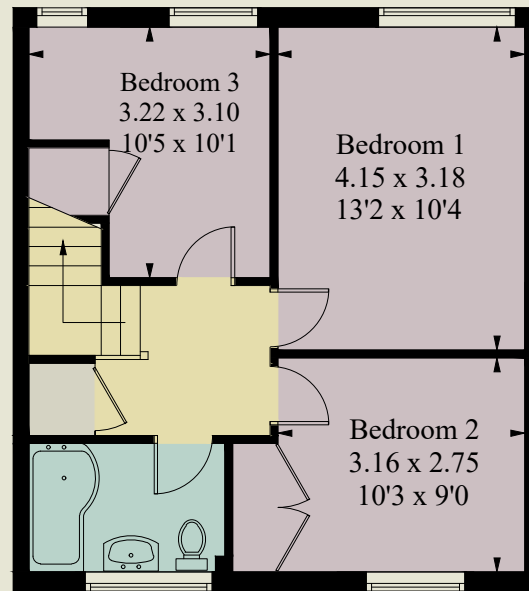
From our offices in the centre of Goring turn right and proceed up to the top of the High Street where at the railway bridge junction turn left onto the Wallingford Road. Continue as if leaving the village and on reaching the rising ground take the last turning right into Springhill Road. West Way is the first turning on the right and No 19 will be found a short way along on the right hand side.

DISCLAIMER

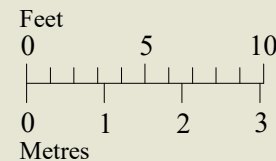
The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all 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.



Ground Floor



First Floor



CREATESPACE DESIGN ref 580

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



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