



BREAGESIDE

18 GATEHAMPTON ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring Train Station - 5 minute walk ♦ Wallingford - 6 miles ♦
Henley-on-Thames - 13 miles ♦ Reading - 10 miles ♦ Oxford -
19 miles ♦ Pangbourne-on-Thames - 5 miles ♦ Newbury - 13 miles
♦ M4 at J12 (Theale) - 10 miles ♦ M40 at J6 (Lewknor) - 15 miles
(Distances and times approximate)

Within a short walking distance to all the village amenities and situated on the elevated fringe affording delightful far-reaching views across to The Chilterns.

A semi detached chalet style house offering an opportunity for refurbishment and extending, subject to relevant planning permission, with flexible accommodation of 1,399 sq ft including 3 reception rooms, 3 bedrooms, 2 bathrooms, garage, and large eaves storage.

♦ Gated Driveway & Front Garden

- ♦ Entrance Hall
- ♦ Sitting Room
- ♦ Dining Room / Study
- ♦ Kitchen
- ♦ Bedroom 3 (downstairs)
- ♦ Bathroom

-
- ♦ Landing
 - ♦ Main Bedroom with access to Large Eaves Storage
 - ♦ Shower Room
 - ♦ Bedroom 2

♦ Garage

♦ In all approximately 1,399 sq ft

♦ Delightful Westerly Facing Gardens



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 luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

Gatehampton Road lies on the Southern edge of the village, leading out into scenic countryside from where there are panoramic views of the surrounding Chilterns and Berkshire Downlands which face one another on either side of the Thames Valley as the River flows downstream towards Pangbourne. This non-estate road comprises mainly individual detached properties, some dating back to just after the First World War, having good-sized garden plots. There is easy access to the railway station, primary school and for the High Street shops and amenities in the centre of the village. Sheepcote Playing Field and the Tennis Courts are also located in the road and there are numerous country and riverside walks close at hand to enjoy the amazing scenery.

PROPERTY DESCRIPTION

Breageside is a semi detached chalet style property, built in the 1950's originally as a bungalow, and converted in more recent years to offer 2 storey accommodation. Entrance is into the hall with original parquet flooring running through. The sitting room has a pleasant front garden aspect and there is a gas fire. The dining room / study sits in the middle of the house and then facing the rear garden is bedroom 2, the downstairs bathroom and kitchen. The bedroom has wall to wall fitted wardrobes and a second storage cupboard. The kitchen is fully fitted and has a back door for garden access and has the boiler and airing cupboard in it. Upstairs, the landing has a storage cupboard and there are 2 bedrooms and a shower room. The main bedroom has a low door leading into a large eaves storage area. The property offers an opportunity to refurbish and extend, subject to relevant planning permission.

OUTSIDE

The property has a wide and deep private frontage, gated onto Gatehampton Road. There is a driveway leading up to the garage which has an up and over door. There are pretty borders to the side and front as well as a large lawned area. A gate on the side leads down to the rear garden which opens out enjoying a lovely west facing aspect. Mainly laid to lawn, the gardens offer privacy with hedged boundaries and there is a terrace coming off the back for seating and enjoying an "al fresco" lifestyle. There is a bricked shed, joined with next door and towards the end of the garden is a greenhouse and a fenced area which had previously been a kitchen garden.

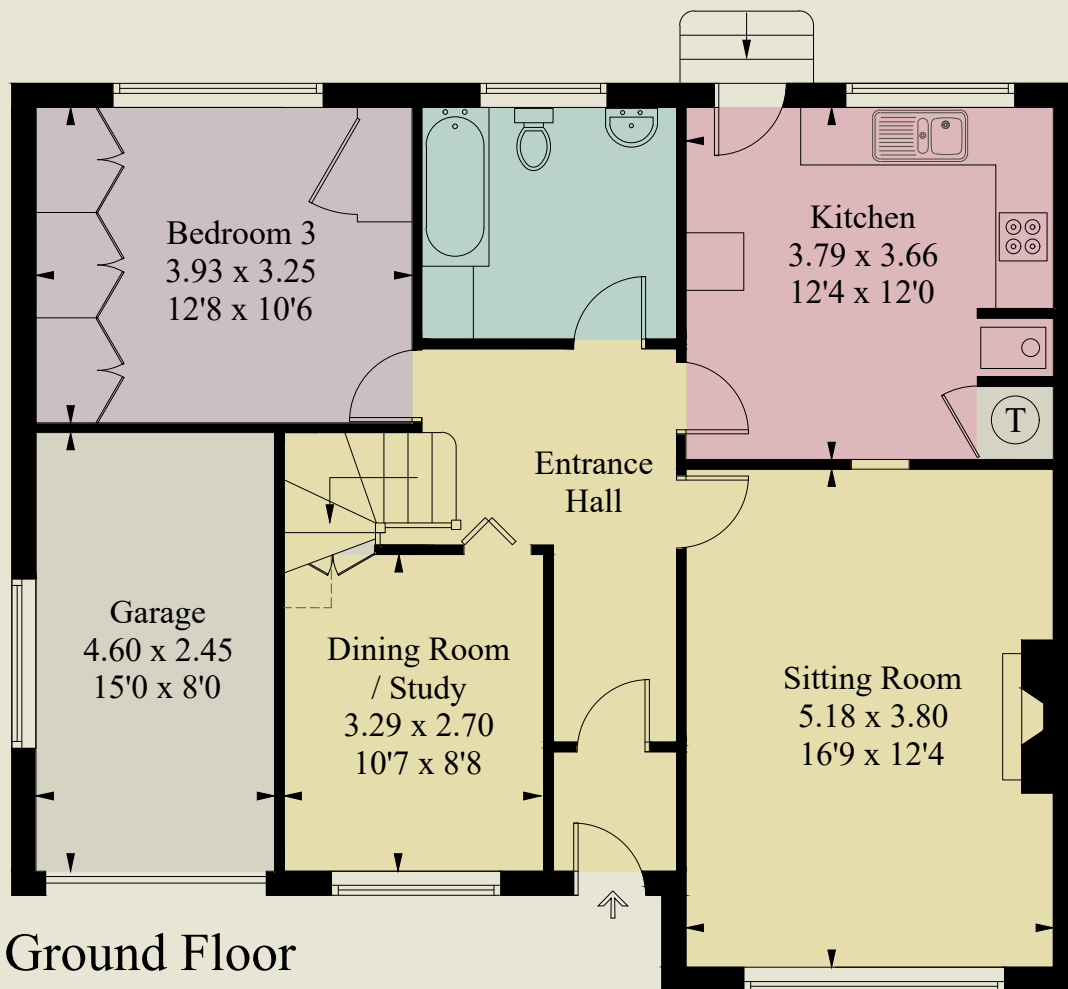
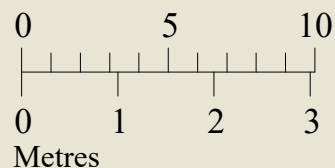


Breageside, 18 Gatehampton Road, Goring on Thames, Oxfordshire, RG8 0EP

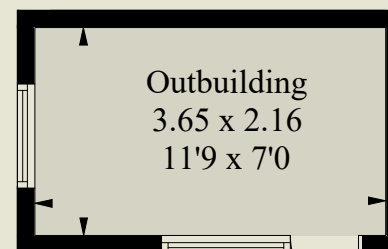
Approximate Gross Internal Area (including Garage) = 121 sq m / 1302 sq ft

Outbuilding = 7 sq m / 75 sq ft Limited Use Area = 2 sq m / 21 sq ft

Total = 130 sq m / 1399 sq ft

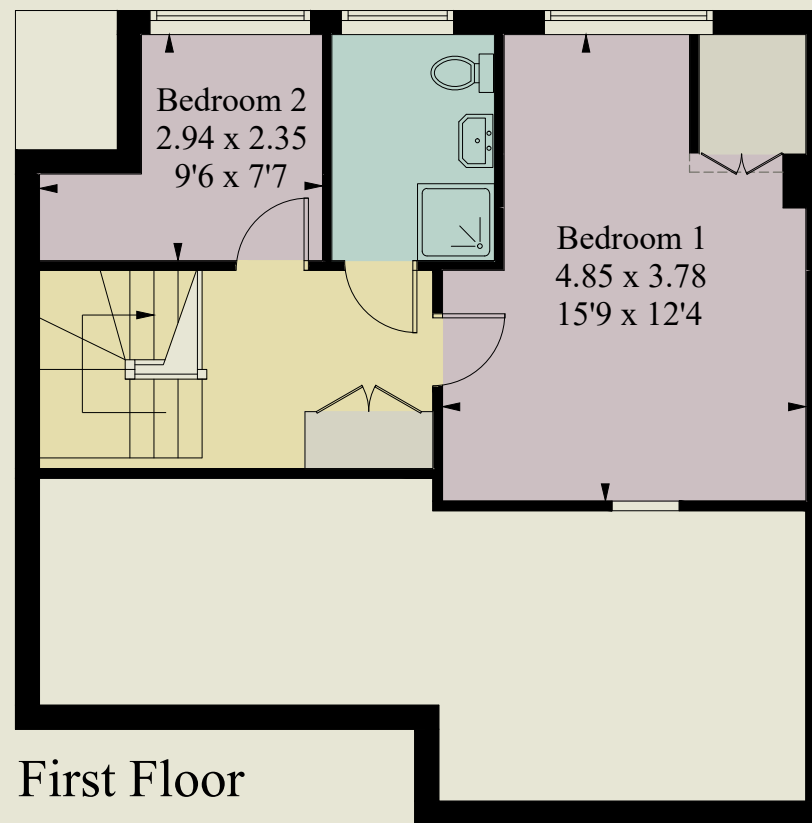


Ground Floor



(Not Shown In Actual
Location / Orientation)

= Limited Use Area



First Floor



GENERAL INFORMATION

Services: Mains gas, electricity, water, and drainage are connected to the property, with central heating and hot water from gas fired boiler located in the kitchen.

Council Tax: E

Energy Performance Rating: E

Postcode: RG8 0EP

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-on-Thames, turn right and proceed up to the top of the High Street. At the railway bridge junction, turn right again and follow this road past the station into Gatehampton Road. Carry on along the road and Breageside, 18 Gatehampton will be found on the right hand side about half way along.

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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