



SKYWAYS, ICKNIELD ROAD, GORING-ON-THAMES, RG8







# EDGE OF VILLAGE LOCATION WITH VIEWS ACROSS OPEN FIELDS

Built in 20215, this superb bespoke oak-framed property has an abundance of high-end finishes. Natural light floods the rooms, enhanced by delightful oak beams that contribute to a sense of space and luxury. It also benefits from a separate one bedroom annexe



6



4



3

EPC

B

Local Authority: South Oxfordshire District Council

Council Tax band: G

Tenure: Freehold

Services: All main services.



## THE PROPERTY

The spacious entrance hall greets you with a stunning triple-height ceiling and doors leading to the reception rooms and kitchen. The reception areas comprise a beautiful living room with a wood-burning stove and large French doors that open onto the rear terrace, a formal dining room that also opens to the terrace, and a double-aspect study with views over the front garden.

Skyways boasts a superb kitchen/living/dining area. This light and airy space offers fantastic views of both the front and rear gardens. The kitchen features bespoke hand-finished, solid wood units and Silestone worktops, a large island unit with seating to one end, along with an Aga and a range of integrated appliances, including two ovens, a dishwasher, a wine fridge, a larder fridge and a freezer. Bi-fold doors ensure the room is bathed in natural light, making it perfect for modern family living.

















## THE PROPERTY (CONTINUED)

Additionally, the kitchen has a very useful walk-in pantry and a separate utility room with extensive storage, a washer and dryer, access to a WC, and a door leading to the rear garden.

On the first floor, you will find a charming galleried landing that provides access to a guest suite complete with a Juliette balcony, built-in wardrobes, and an en-suite shower room. There are also a double bedroom and a single bedroom, both featuring built-in wardrobes, along with a superb family bathroom. Steps lead up to the amazing principal bedroom, which offers a vaulted ceiling, a dressing area with extensive built-in wardrobes, a balcony overlooking the rear garden, and floor-to-ceiling windows with views over the countryside at the front. The spacious en-suite bathroom includes both a standalone bath and a walk-in shower.

The second floor features another guest suite with an en-suite shower room and built-in wardrobes, as well as a spacious landing that could serve as a seating or study area and has views over the entrance hall and through windows with views of open countryside.











## GARDENS

Skyways is situated on a plot of approximately 1.5 acres. At the front of the property, wooden gates lead to a gravel driveway, which provides access to a triple garage equipped with EV chargers. Additionally, there is a separate one-bedroom annexe located above the garage, complete with its own entrance and parking space.

The rear garden features a lovely paved terrace that spans the width of the property, accessible from several rooms, making it an ideal space for al fresco entertaining. The garden is primarily laid to lawn and includes various attractive seating areas where you can enjoy beautiful views of the open countryside. Notable features of the garden include a charming summerhouse with decking and power, as well as a seating area with a fire pit, perfect for enjoying the evening sun. A highlight is the stunning pond, waterfall, and wooden jetty that includes a seating area; the space is well-planted with an abundance of perennials and shrubs, along with mature silver birch trees. An extensive irrigation system runs throughout the garden, supported by a water tank and pump located in the garden shed. The entire property is surrounded by a variety of hedges and mature trees, ensuring a strong sense of privacy.

DIRECTIONS (RG8 0DG)

WHAT3WORDS: ///lobby.lanes.constrain









## SITUATION

Ideally located on the northeastern edge of the village, this quiet area of the charming Thames-side community is easily accessible to high street shops, local amenities, the scenic riverside, and the mainline railway station, which offers travel to London Paddington in under an hour. The Thameside villages of Goring and Streatley provide many local facilities, including pubs, a highly regarded bistro/café, various restaurants, and a boutique hotel. Nearby Wallingford features a Waitrose and a selection of independent shops. Additionally, the attractive market town of Henley-on-Thames is just twelve miles away and offers an even broader range of services and private members' clubs on the river.

Various state and independent schools serve the area, including The Oratory, Oratory Preparatory School, Radley College, Bradfield College, Cranford House, and Moulsoford Preparatory School, most of which are within 5 miles.



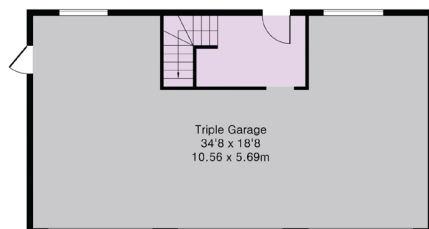




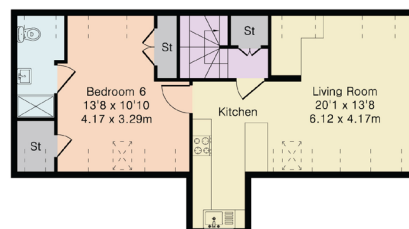








Annexe Ground Floor



Annexe First Floor

**Approximate Gross Internal Area 5708 sq ft - 530 sq m**

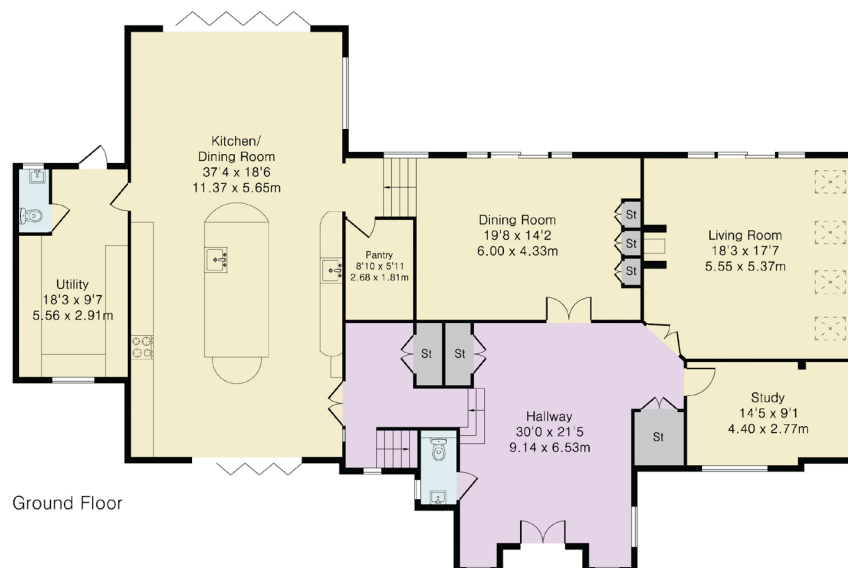
Ground Floor Area 2201 sq ft – 204 sq m

First Floor Area 1859 sq ft – 173 sq m

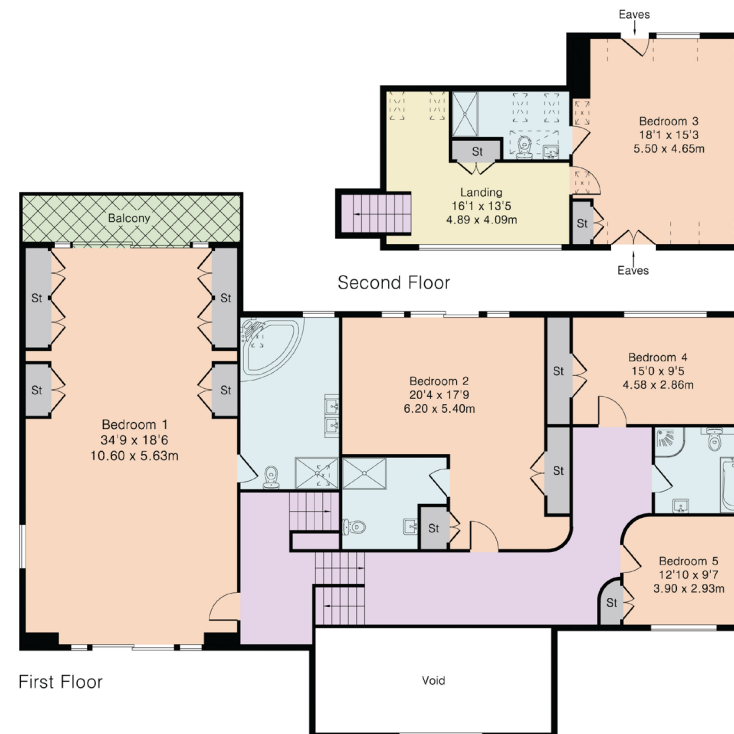
Second Floor Area 504 sq ft – 47 sq m

Annexe Ground Floor Area 647 sq ft – 60 sq m

Annexe First Floor Area 497 sq ft – 46 sq m



Ground Floor



First Floor

Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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