



NEW HOUSE FARM, GORING HEATH



# A CLASSIC GRADE II LISTED HOUSE IN NEED OF RENOVATION

Offered to the market for the first time in almost 50 years. Believed to have been separated from the surrounding farm in the mid-1960s, an exceptional opportunity for substantial renovation.



Local Authority: South Oxfordshire District Council

Council Tax band: H

Tenure: Freehold

Services : Mains water and electricity, private drainage. Oil fired central heating.

What3words/// opposite.averts.crouching

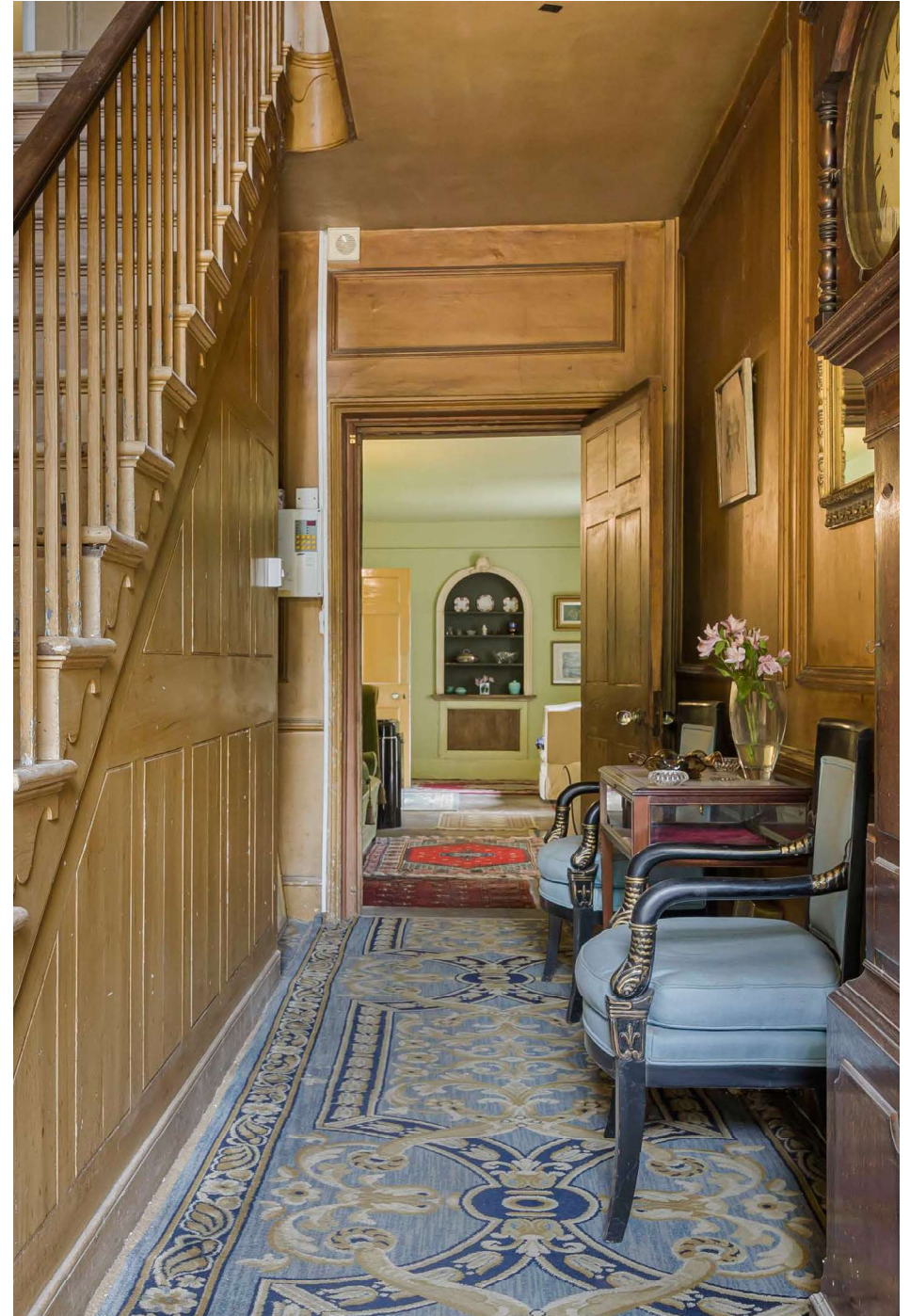
Guide Price : £1,750,000



## THE PROPERTY

New House Farm is a classic red brick house, in need of substantial renovation and modernisation. The property offers elegant ground-floor reception rooms with wooden floors, high ceilings, sash windows with shutters, and a selection of charming fireplaces.

Arranged over three floors, it also benefits from a cellar and an annex.







## SITUATION

Nestled in the sought-after village of Goring Heath—a charming rural hamlet set within an Area of Outstanding Natural Beauty between the Berkshire Downs and the Chiltern Hills—this location offers the best of countryside living with excellent connections. The Thameside villages of Goring and Pangbourne are each just 3 miles away, providing a wide range of local amenities and a mainline rail service to London Paddington in under an hour. The historic market town of Wallingford lies 7 miles away, offering antique shops, local services, and a Waitrose, while Reading—home to extensive shopping and leisure facilities—provides a direct train service to London Paddington in approximately 27 minutes.

Families are well served by a superb choice of schools, including The Oratory, Radley College, Bradfield College, Cranford House, and Moultsford Preparatory School, along with excellent links to Oxford for further education. For leisure and recreation, the area boasts outstanding sporting opportunities, from golf and horse riding to clay pigeon shooting at The Royal Berkshire Shooting School, as well as beautiful walking trails and racing at both Newbury and Ascot.



## GARDENS & GROUNDS

A driveway on the west side of the house leads to a lawned garden enclosed by attractive brick and flint walls. The main garden lies to the east, featuring specimen yew trees and extensive lawns. This area is wonderfully private, with mature boundaries providing excellent screening. Beyond this lies a formally designed yew garden. Additional garden land may be available by separate negotiation. At the front of the house, a small walled garden and pathway lead to the main entrance.







**Approximate Gross Internal Area 7837 sq ft - 728 sq m  
(Excluding Garage)**

Cellar Area 473 sq ft – 44 sq m  
Ground Floor Area 3937 sq ft – 366 sq m  
First Floor Area 2339 sq ft – 217 sq m  
Second Floor Area 1088 sq ft – 101 sq m



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  
to tell you more.

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