



Montana, Goring Road, Goring Heath,
S Oxon, RG8 7SH

£1,100,000

Beville
ESTATE AGENCY

- Offered to the market for the first time
- Far reaching views
- Self contained annexe
- No onward chain
- 0.9 acre plot
- Further potential subject to usual consents
- 3330sqft of accommodation
- Detached triple garage
- Flexible accommodation
- Quiet, secluded and tucked away location

Spacious detached chalet with self contained annexe & detached 3 bay garage, situated in a delightful, tucked away, 0.9 acre plot, with far reaching views over neighbouring countryside. Requiring some updating it offers tremendous potential subject to usual consents. EPC: C

Built by local builder for his own occupation in 1964, the property is offered to the market for the first time. Accommodation includes; Entrance hall, 28ft sitting room leading into a triple aspect living room, open plan kitchen/breakfast room, bathroom, three bedrooms. The stairs lead to the first floor which comprises of two bedrooms and a bathroom. On the ground floor, there is a hallway which leads into the annexe which comprises of lounge/diner, kitchen, bathroom and a first floor bedroom.

Noteworthy features include; gas fired central heating, double glazing, PVCu facias & soffits, detached 3 bay garage with loft room & adjoining car port, substantial outbuilding

Outside Long tarmac drive leads via 5 bar gate, to detached 3 bay detached garage with loft room & adjoining car port. Large tarmac drive with central roundabout with brick edging, providing ample off road parking. Outside lights, mature shrubs & climbing roses, large covered entrance porch. Garden laid mainly to lawn, fully enclosed with mixed mature hedging, mature shrubs, mature trees, paved patio area, substantial outbuilding.

Crays Pond is a small hamlet located close to the villages of Whitchurch, Goring-On-Thames & Woodcote. These villages offer an array of shops and amenities with a Railway Station in Goring, Primary schools in all three villages and sought after secondary School, Langtree in Woodcote, receiving recent accolades for academic, sporting and cultural achievements.

The area has good communication and commuting links, London Paddington is less than 30 minutes from Reading Railway Station. There is easy access to M4 motorway at Reading, Theale or Maidenhead Thicket and M40 at Watlington. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains. Crays Pond is within a designated Area Of Outstanding Natural Beauty (AONB).

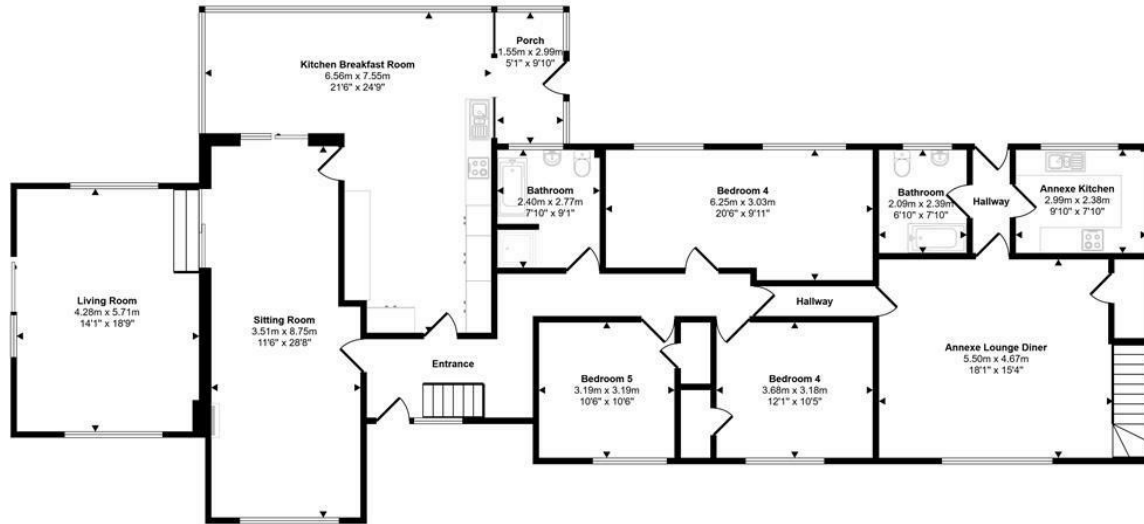
Total Floor Area (main house & annexe: Approx. 309m² (3330sqft)

Garage Floor Area: 61m² (655m²)

Services: Mains electricity, gas, water & drainage.

Council Tax Band: F

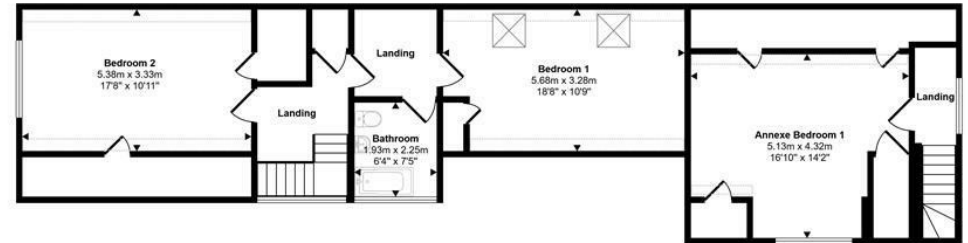
Approx Gross Internal Area
309 sq m / 3330 sq ft



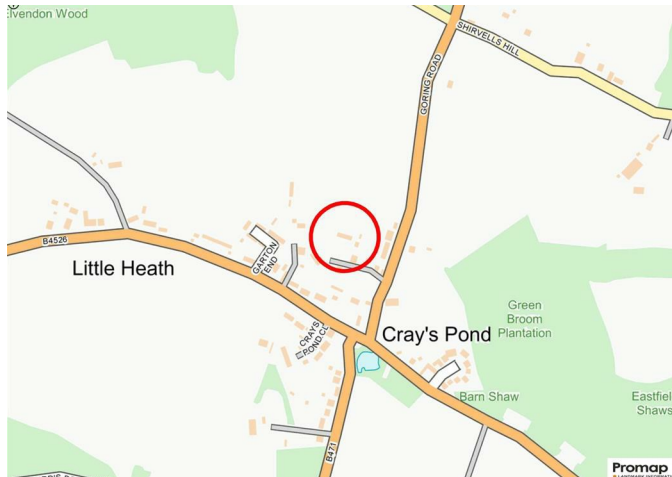
Ground Floor
Approx 213 sq m / 2292 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor
Approx 96 sq m / 1038 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Directions

Proceed north along A4074 through Cane End, turn right on B4526 to Goring, continue for 2 miles to Crays Pond, turn right across the cross road, the property entrance is on the left after approx. 100 yards.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.