



Furzemoor Cottage

Approximate Gross Internal Area 191.13 sq m / 2057.30 sq ft
 Ground Floor Area 124.48 sq m / 1339.89 sq ft
 First Floor Area 66.65 sq m / 717.41 sq ft
 Garage Area 31.35 sq m / 337.45 sq ft
 Shed Area 8.58 sq m / 92.35 sq ft
 Total Area 231.06 sq m / 2487.10 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	



Guide Price
£1,350,000

Cold Harbour, Goring Heath

With far reaching views across the Goring Gap, a picturesque thatched cottage with charming south-facing gardens

- Far reaching views - wonderful sunsets!
- Recently re-thatched
- 3/4 Bedrooms, 3 bathrooms
- Quiet country lane
- Modernised and extended
- English country cottage garden
- Double garage
- Usefully unlisted

Pretty as a picture country cottage

- Goring-on-Thames 3 miles
- Henley-on-Thames 10 miles
- Reading 8 miles
- Pangbourne 2.5 miles
- London 50 miles
- Heathrow Airport 37 miles





Furzemoor Cottage

In a tucked away location down a quiet country lane, Furzemoor Cottage sits in a wonderful location with outstanding views across fields and down to the famous Goring Gap, a natural break in the Berkshire Downs and the Chiltern Hills. The westerly aspect means some superb sunsets are enjoyed from the house and terrace.

The property has been recently re-thatched and has a modern extension creating a fine garden room with bi-fold doors to the terrace and with an en-suite shower room to create a useful guest bedroom suite. There are three additional reception rooms with a charming beam filled study, a spacious sitting room with inglenook fireplace and wood burning stove and a formal dining room. The generous kitchen/breakfast room is well fitted with views across the garden and there is a separate porch and utility room.

Upstairs, there is a spacious main bedroom with painted beams and lovely views, a walk-in wardrobe and steps down to a newly fitted en-suite shower room. There are two further bedrooms on this floor and a modern family bathroom.

Outside

From the lane, the shingle driveway leads into the parking area and up to the double garage. A path leads through bluebells and under a rose and honeysuckle covered archway into the main garden which is laid to lawn with flower borders filled with herbaceous perennials. Bushes and shrubs provide privacy and seclusion and there are mature specimen trees including silver birch and a fine magnolia.

Location

Furzemoor Cottage is quietly situated in the rural hamlet of Goring Heath, amongst a handful of other period properties. There are wonderful country walks direct from the cottage with a myriad of footpaths criss-crossing the fields. There are local shops at Goring-on-Thames and Pangbourne and railway stations at each with fast connection to Paddington (47 mins), the City, West End and Heathrow via the Elizabeth line. Schools include The Oratory (the entrance is opposite Coldharbour Lane), Langtree, Bradfield and Pangbourne Colleges, Moulsoford and Cranford House Preps. There is golf at a number of friendly local clubs and boating on the River Thames.



The M4 (J12) is about 9 miles away with Heathrow under 40 miles. Goring and Pangbourne (both 3 miles) and Woodcote (2 miles) have local shops and restaurants. The larger centres of Reading, Henley-on-Thames and Wallingford are close by. There are miles of walking and riding straight from the cottage and there is boating on the nearby River Thames.

Services

Mains water and electricity. Oil-fired central heating. Private drainage. South Oxfordshire District Council Tax Band G EPC Rating D.

Directions

Post code: RG8 7SY What3words: ///fuzz.bottled.tilts

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.



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Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.