





Goring Heath

An immaculately presented detached four bedroom home which has been renovated by the current owners to a very high standard throughout. The light and airy accommodation comprises a double aspect living room with log stove, open plan kitchen/dining room, study/family room, utility and WC. On the first floor there are four bedrooms and two bathrooms.

A gated entrance leads to an extensive gravel driveway with parking for several cars leading to a detached double garage and former drum studio which could be adapted to create a home office or gym. The secluded wrap around garden is mainly laid to lawn with mature borders with far reaching countryside views beyond.

The property is ideally located within easy reach of the amenities of Pangbourne, Goring and Woodcote and close proximity to The Oratory Preparatory School and highly regarded primary and secondary schools in Woodcote. London Paddington is just 25 minutes from Reading Station, 7 miles south: trains from nearby Goring or Pangbourne also link to Paddington or Reading/Oxford.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Accommodation

Entrance Porch: Quarry tiled floor.

Entrance Lobby: Engineered wood floor, stairs to landing.

Open to:

Dining Room: 11'10 x 9'11 Window to front, radiator.

Open way and breakfast bar to:

Kitchen: 14'2 x 11'7 Double aspect, bespoke range of storage units and Quartz worktop, Belfast sink, space for fridge/freezer, dishwasher and range cooker, larder cupboard, engineered wood floor, downlighters.

Living Room: 15'1 x 12'0 Double aspect, fireplace with log stove and slate hearth, engineered wood floor.

Family Room/Study: 11'8 x 8'10 Window to side, engineered wood floor, radiator.





Utility Room: 10'2 x 7'3 Window and door to garden, two appliance spaces, storage cupboards, boiler.

Stairs to landing: Loft access, airing cupboard.

Bedroom 1: 15'1 x 12'0 Double aspect, radiator.

Ensuite Shower Room: White three-piece suite, tiling.

Bedroom 2: 11'8 x 9'4 Window to side, two fitted wardrobes, radiator.

Bedroom 3: 11'10 x 8'0 Window to front, fitted wardrobe, radiator.

Bedroom 4: 11'7 x 6'10 Window to rear, radiator.

Bathroom: Window to side, white four-piece suite including claw foot bath, chrome radiator, tiling.

Outside

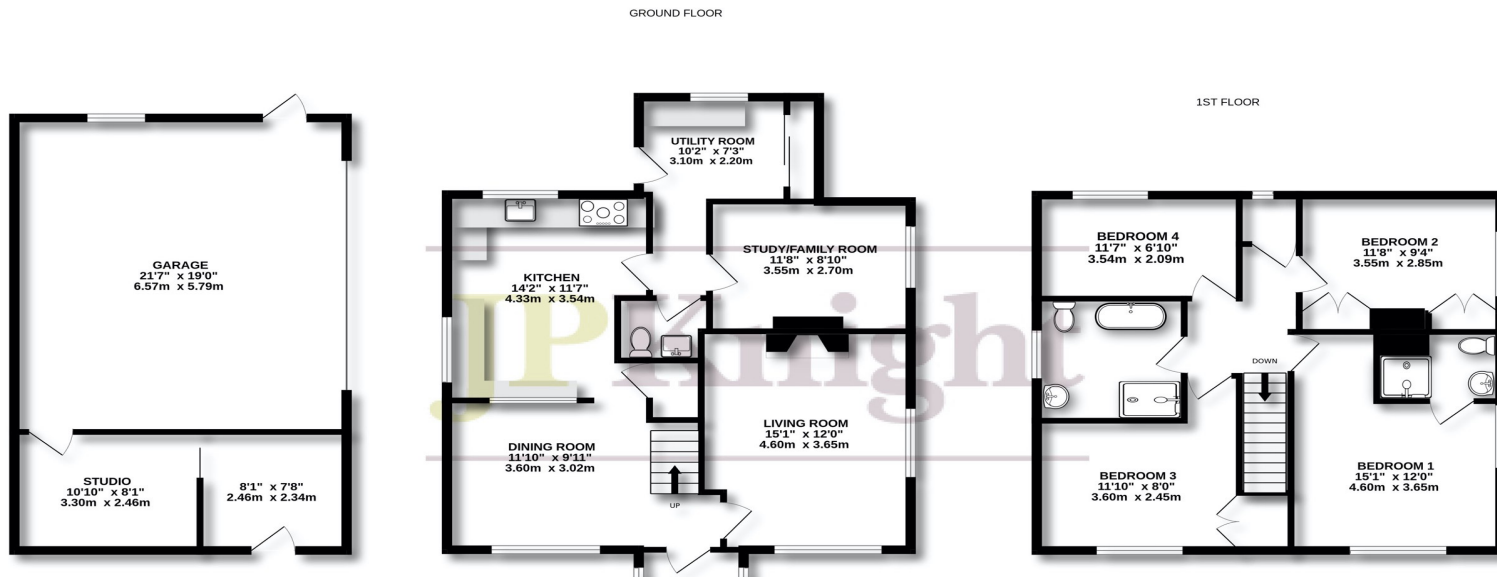
A gated entrance opens to an extensive gravel driveway with parking for several cars leading to a detached double garage and studio/office. A gated path leads to the front door offering a huge degree of privacy.

Garage: 21'7 x 19'0 Electric up/over door, light and power, eaves storage.

Studio/Office: 10'10 x 8'1 (plus 8'1 x 7'8 with sound proofing) light and power and ideal space as home office/gym.

The grounds surround the property with a secluded paved terrace to the rear as an ideal entertaining space with beautiful countryside views. A well maintained lawn with timber fence and mature hedge boundary.





Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

