



Meadow Close, Goring RG8 0AP





## Meadow Close, Goring

This attractive 3/4 bedroom chalet style detached house is ideally positioned in the sought after village of Goring, offering a blend of modern comfort and versatile living space. Set behind a double width driveway, the property also benefits from a garage and a neatly presented frontage.

Inside the home is light and spacious featuring a kitchen/dining room, fitted with integral appliances and French doors to the rear garden, double aspect sitting room and a 16' study. There are two double bedrooms with Juliet balconies, a luxury 4-piece bathroom whilst downstairs there are 2 further bedrooms next to a shower room currently opened as bedroom and dressing room. Outside there is an enclosed rear garden, lawned with two terraces and pergola, established shrubs.

## Tenure - Freehold

### Accommodation

Entrance Hall: Wood style floor, radiator, lantern light, downlighters, door to garage, stairs to landing with cupboard under, the hall leads through to bedrooms and shower room. Open way to:

### Kitchen/Dining Room:

The dining area has a wood style floor, French doors to the garden, radiators, downlighters.

The kitchen has an attractive range of in frame units, wood worktops including breakfast bar, stainless steel sink, pelmet and downlighters. Integrated gas hob, stainless steel back plate, extractor hood, electric oven and dishwasher. Wood style floor, fridge/freezer recess, door to the side, utility cupboard with plumbing for a washer drier, gas boiler.

Sitting Room: Window to the rear with bifold doors to a terrace, downlighters, two radiators.







Study: Windows to the rear and side, radiator.

Bedroom 3: Window to the front with plantation shutters, radiator, wardrobes.

Bedroom 4: Currently used as a dressing room with opening to Bedroom 3, window to the front with plantation shutters, radiator.

Shower Room: White 3-piece suite, tiled walls and floor, central radiator, window, downlighters.

Stairs to Landing: Downlighters, light tube, radiator, twin door to a large linen cupboard.

Bedroom 1: French doors to a glass Juliet balcony, Velux window with view of Lardon Chase, radiator, loft hatch.

Bedroom 2: French doors to a glass Juliet balcony to the front, radiator, Velux window, storage recess.

Bathroom: White four-piece suite including tile enclosed bath and separate shower cubicle, tiled walls and floor, window, chrome radiator, downlighters.

#### Outside

To the Front: Double width driveway and paved path to the front door flanked by areas of lawn with shrub planting.

Garage: 19'11 x 9'1 Up/over door with window to the rear, power, space for fridge/freezer and tumble drier, door to the house.

Rear garden: there is a paved terrace adjacent to the sitting and dining room doors beyond the garden is set to lawn which extends to the rear and side of the house and a path from the terrace to the front. The gardens are enclosed by timber fencing and feature established shrubs and trees to the borders further paved terrace with a pergola.



Directions: From our offices turn right onto Market Place, turn right onto St Mary's Street, continue onto Reading Road, at the roundabout, take the 1st exit onto Nosworthy Way/A4130, at the roundabout, take the 2nd exit onto Port Way/A4074, slight right onto Wallingford Road/B4009, turn left onto Lockstile Way, Meadow Close will be on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

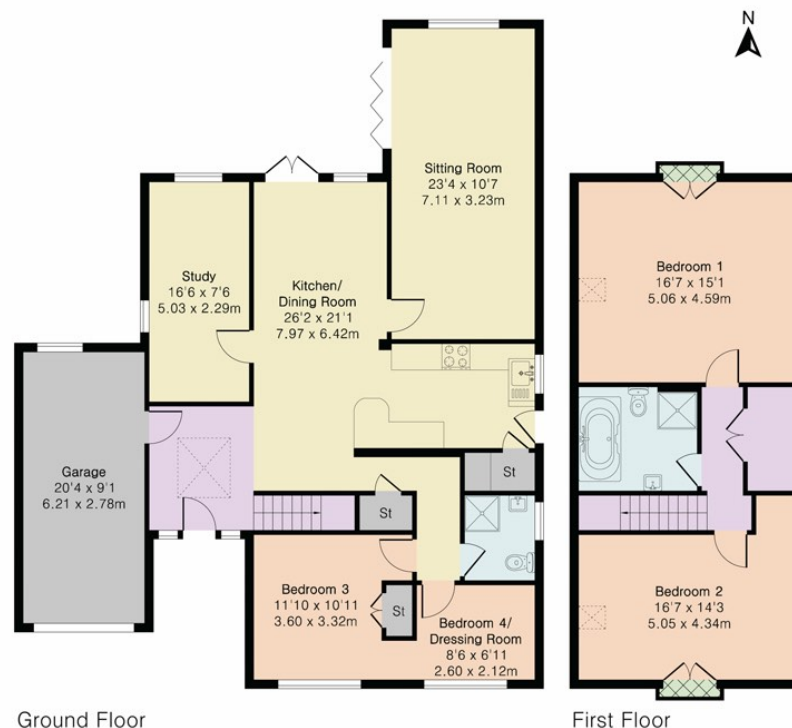
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



## Approximate Gross Internal Area 1928 sq ft - 179 sq m (Including Garage)

Ground Floor Area 1308 sq ft – 121 sq m

First Floor Area 620 sq ft – 58 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

