



MULBERRY CROFT

LIMETREE ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE





MULBERRY CROFT

LIMETREE ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

High Street shops, River Thames and railway station

(London Paddington within the hour) - 2/3 Minutes Walk

♦ Reading (London, Paddington 27 minutes) - 11 Miles ♦

M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley on

Thames - 12 Miles ♦ Oxford - 19 Miles ♦ Wallingford - 4.5 Miles

(Distances and times approximate)

In the heart of this picturesque and popular English riverside village, enjoying a quiet tucked away private position, yet just a short walk from the mainline train station providing direct access to London in approximately 45 minutes, extensive shopping and amenities, and outstanding schooling.

Mulberry Croft is a beautiful cottage style house with high specification interiors and accommodation including 5 reception rooms, 4 bedrooms and 3 bathrooms. All set within lovely mature planted gardens and grounds of 0.37 of an Acre encapsulating an outdoor lifestyle.

♦ An Exquisite "Cottage Style" Family Home Set In Stunning Gardens & Grounds Of Approximately 0.37 Of An Acre

♦ Within Close Walking Distance to The River Thames, Extensive Amenities, Outstanding Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Spacious Gated Driveway & Forecourt

♦ 5 Reception Rooms

♦ 4 Bedrooms, 2 With Ensuites

♦ Family Bathroom

♦ Private & Mature Professionally Landscaped Gardens & Grounds Of Approximately 0.37 Acre with Shed and Outdoor Studio

♦ In All Extending To 3,089 sq ft

♦ Planning Permission for a 2 Car Bay Car Port



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downs opposite above the village of Streatley. The area is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a popular primary school, an excellent range of interesting shops and restaurants, together with a riverside café, a gastropub with rooms, a lovely traditional pub, a full NHS practice, veterinary practice, dentist and library. The village hosts numerous popular and well attended annual events.

Importantly, a mainline railway station provides fast commuter services to London Paddington in 45 minutes. The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically, Goring-on-Thames traces back to Saxon times. Streatley-on-Thames, on the Berkshire side of the river, is another picturesque village surrounded by hills and woodlands, now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring-on-Thames is The Swan at Streatley, a luxury 4-star riverside hotel with adjoining Coppa Club, riverside Lobster Bar and gym.

The area is also extremely well served by an excellent range of state and private schooling, which includes not only the ever popular Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford School, Moulsoford Preparatory School, The Oratory Preparatory & The Oratory School, St Andrews Preparatory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College and St Helen & St Katharine.

Elizabeth Line services commenced from Reading, which together with the completed electrification of the GWR line, has significantly improved travelling times to central London and the City, Heathrow and as far east as Essex.

Limetree Road lies just to the South of the village centre and High Street and is a private un-adopted road linking Manor Road with Croft Road in what is generally regarded as the most favoured part of Goring-on-Thames comprising mainly individual properties in private and mature gardens.

PROPERTY DESCRIPTION

Mulberry Croft was built in 2017 to a high specification, with brick and flint elevations to the front and cladding to the rear and green painted windows, it adopts an attractive "cottage" style appearance. An oak framed open porch has a door leading into a spacious hallway and your eye is instantly drawn towards the back of the house to a fixed glazed panel with garden views. There is painted wood flooring running through and there is a study area to the front with fitted shelving units. In the hallway is a cloakroom and double cupboard. The sitting room has views across the front and there is a wood burner in-between wall to wall fitted cupboards. The family room sits in the middle of the house and then at the end of the hall is the kitchen / dining room leading into the garden room. The kitchen has fitted units with Quartz worktops and a large Island for more casual dining. The garden room at the back is vaulted with beamed detail and offers the most wonderful panoramic views of the gardens beyond, for a fantastic outdoor connection. It has bi-folds to the back and sliding doors on the side and also has a fireplace with gas fire. Upstairs, the main bedroom is found at the back overlooking the garden. It has wall to wall generous fitted storage and an ensuite with stand alone bath. There is a second bedroom with ensuite shower room and 2 further double bedrooms plus family bathroom.

OUTSIDE

Privately approached off Limetree Road, a 5 Bar Gate takes you onto the fully gravelled driveway leading up to the property, with a border of maturing hedging to the side, the driveway opens up to allow parking for several cars. A gate on the side leads down a paved pathway. Half way down, a door on the side of the house opens to the boiler room. The path continues round to the back of the house and a terrace runs across, opening out to a large seating area, perfect for dining and entertaining. The gardens have a favourable west facing aspect and they have been beautifully planted throughout, with flowers and shrubs bordering the edges and large lawn interspersed with trees, including a silver birch, maple and apple tree. Off to the side of the garden is a fenced off "gardener's area" with large shed and raised borders. Then at the back of the garden is a detached studio which has electric and WIFI connected and bi-fold doors, perfect for either home working or for use as an additional reception space.

The gardens truly compliment the house and offer privacy to sit back and relax, enjoying the calm and peace the whole property offers.



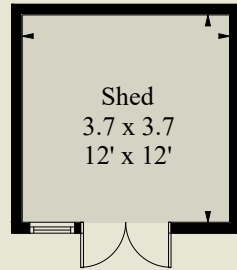
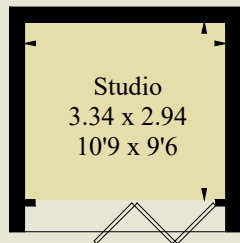


Mulberry Croft, Limetree Road, Goring-on-Thames, Oxfordshire, RG8 9EY

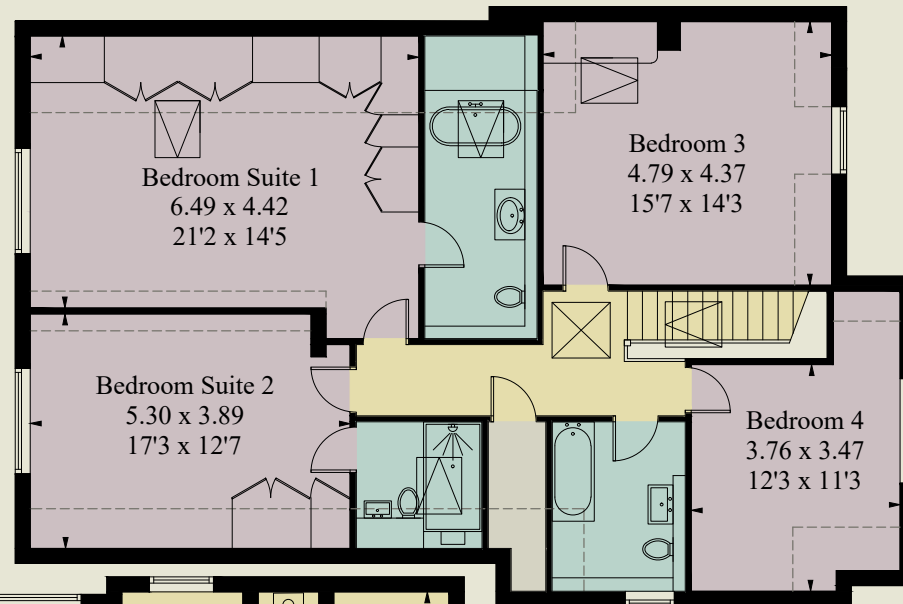
Approximate Gross Internal Area = 244 sq m / 2626 sq ft

Limited Use Area = 22 sq m / 236 sq ft Outbuildings = 21 sq m / 226 sq ft

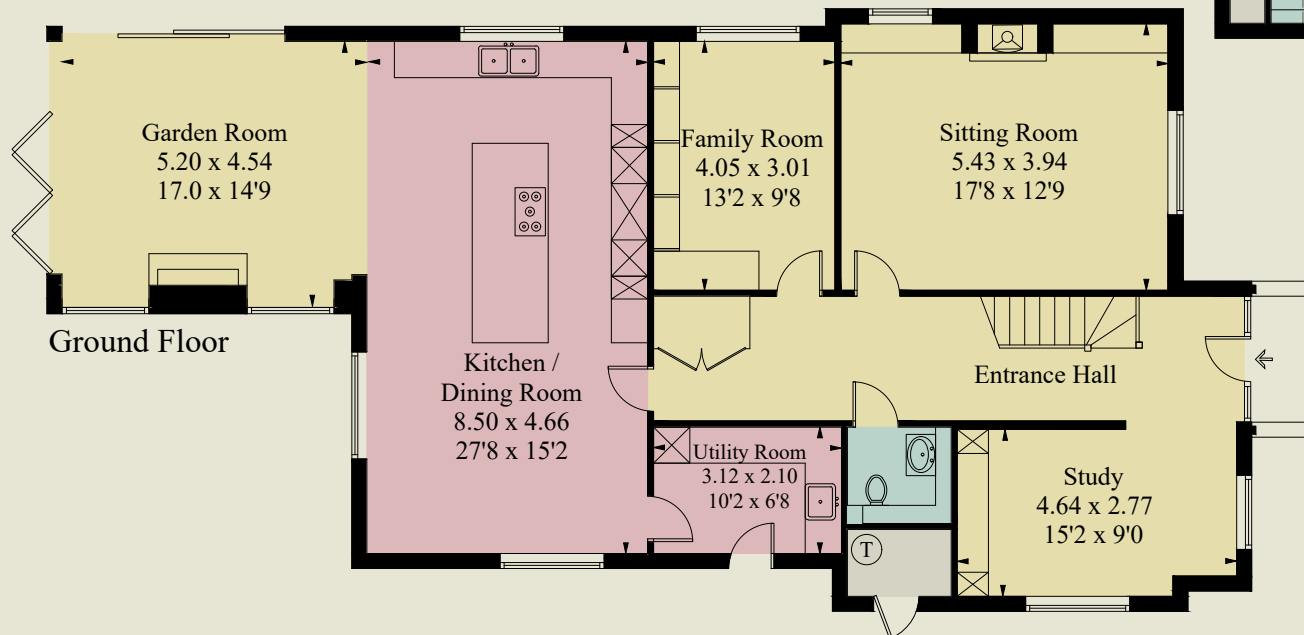
Total = 287 sq m / 3089 sq ft



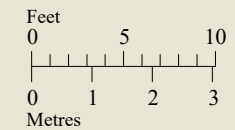
(Not Shown In Actual Location / Orientation)



First Floor



Ground Floor



CREATESPACE DESIGN ref 675

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All main services are connected to the property. Gas fired central heating (Underfloor heating throughout) and hot water from pressurised water system. SONOS system and alarm system installed.

Council Tax: G

Energy Performance Rating: B / 84

Postcode: RG8 9EY

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street. Turn left opposite the Miller of Mansfield into Manor Road and at the bend in the road go across into Manor Road. Limetree Road is the first road on your left. Continue towards the top and Mulberry Croft will be found on the right hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

