



19 LOCKSTILE WAY

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Station and Shops - 5 minutes walk ♦ Reading - 10 miles ♦ Oxford - 19 miles ♦ Newbury - 13 miles ♦ Henley on Thames - 12 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 15 miles (Distances and times approximate)

Occupying a favourable location in picturesque Thameside village within easy reach of the central High Street shops and amenities, station and Riverside. A detached 4 bedroom house with 2 shower rooms, delightful garden and garage.

In ideal position only a few minutes walk from station, shops and river.

- ♦ Porch
- ♦ Reception Hall
- ♦ Kitchen
- ♦ Dining Room
- ♦ Living Room
- ♦ Shower Room

- ♦ 4 Bedrooms, all with built-in wardrobes
- ♦ Shower Room

- ♦ Private Driveway
- ♦ Car Port
- ♦ Detached Garage

- ♦ Mature Garden of approx. 60ft depth
- ♦ Storage Shed



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands 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 previously awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a well respected 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, Moultsford 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.

PROPERTY DESCRIPTION

Entrance is under a porch and leads into the property with access to the garage and the inner door which leads into the hallway. The dining room has floor to ceiling windows overlooking the front garden. The kitchen is fully fitted with back-door to the side path. The living room overlooks the garden and has a door giving access. The cloakroom incorporates a shower. The flooring is restored parquet throughout the ground level. Upstairs there are 4 bedrooms all with built-in wardrobes. There is an upstairs shower room.

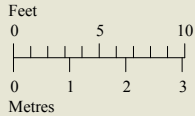
OUTSIDE

There is driveway parking, plus garage. The car port is to the left hand side of the house with gate giving access to the rear. The garden is about 60 ft deep and a mature grassed area.

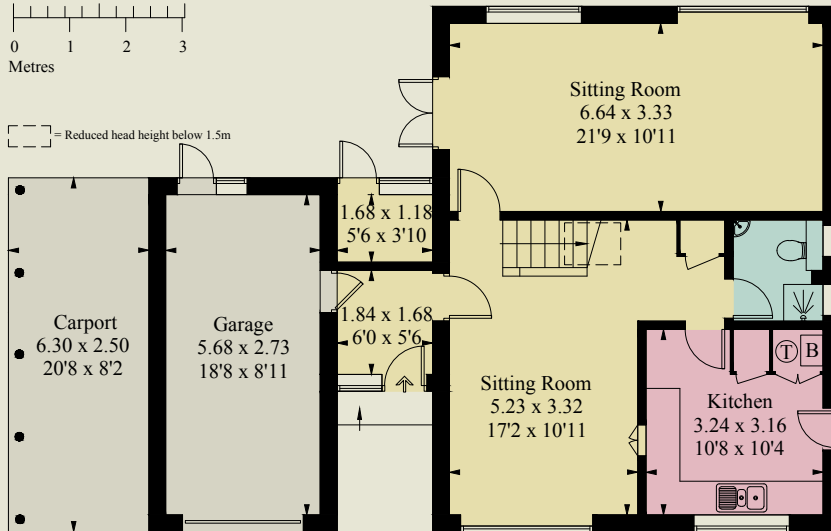


19 Lockstile Way Goring, Reading, RG8 0AL

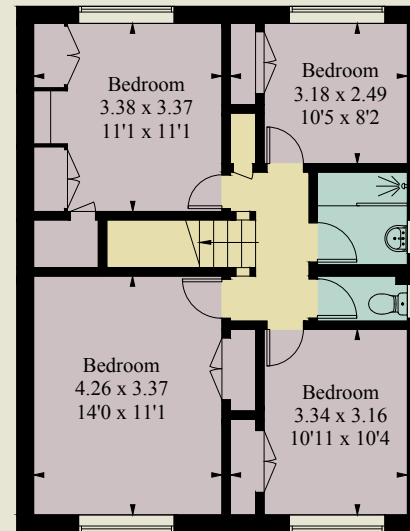
Approximate IPMS2 Floor Area = 139.7 sq m / 1504 sq ft (Including Garage & Excluding Carport)
Limited Use Area & Reduced Headroom = 0.9 sq m / 10 sq ft
Total = 140.6 sq m / 1514 sq ft



[] = Reduced head height below 1.5m



Ground Floor



First Floor

GENERAL INFORMATION

Services: All main services are connected to the property.

Council Tax: F

Energy Performance Rating: D

Postcode: RG8 0AL

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring bear right and continue up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road and then almost immediately turn right into Lockstile Way. No 19 will be found on the left hand side past the bunaglows and after the turning to Lockstile Mead.

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.

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 228773



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