



12 MILLDOWN ROAD

GORING ON THAMES ♦ OXFORDSHIRE



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Goring & Streatley Station (London Paddington within the hour) -
5 mins walk ♦ Reading (London, Paddington 27 minutes) - 10 miles
♦ M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames
- 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles
(Distances and times approximate)

A detached period house situated within this ever popular no through residential road, within steps of the village primary school and only half a mile from the mainline train station with service to Reading, Oxford and London Paddington. The property, dating originally to 1933, retains some original elements including high ceilings and well proportioned rooms, and sits on a wonderful South facing plot measuring 0.18 acres in total. The property is available with no onward chain, and would also offer great potential for further extension if desired, subject to usual permissions.

♦ 1930s Detached Residence

♦ South Facing Rear Garden Measuring 134ft in Length
♦ Plot Measuring 0.18 Acres

♦ Solar Panels for Electricity
♦ Potential for Enlargement (STPP)

♦ With No Onward Chain

♦ 0.2 Miles from Village Primary School

♦ High Ceilings Throughout
♦ Extended Sitting Room with Sliding Doors to Garden
♦ Separate Dining Room with Bay Window
♦ Kitchen/Breakfast Room
♦ Ground Floor Shower Room
♦ Three Bedrooms

♦ Garage with Electric Door



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands as the River flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the River, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

There is a highly rated Primary school and in the local area are a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties many Listed being of significant architectural and historical interest.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

Elizabeth Line services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

A stone arched covered porch leads to the front door, opening into a spacious hall. The sitting room has been previously extended, providing a large space with sliding doors onto the South facing patio, as well as a gas fire with marble surround and carved wooden mantle. The dining room overlooks the front with a walk-in bay window, again with a gas fire.

The kitchen/breakfast room again overlooks the rear garden, and is fitted with pine units with space for freestanding appliances. There is space for a dining table in the breakfast room and a larder cupboard. Off the kitchen can be found a shower room which in turn provides access to the garage with an electric up and over door.

A turning staircase leads to an open galleried landing with access to the loft. The main bedroom is front aspect, with double glazed sash windows and a reclaimed cast iron decorative Victorian feature fireplace. There are two further bedrooms, one double with a pleasant outlook over the gardens and again with a feature fireplace and one single at the front. The family bathroom is fitted with a white suite including bath and bidet, with characterful kiln glazed tiles.

OUTSIDE

A block paved drive provides off street parking leading to the garage. The front garden is open, with mature trees for privacy. Gated access at the side leads to the rear.

The rear garden is a particular delight, facing South with a large flagstone patio adjacent providing a fantastic seating area to catch the sun. Off the patio can be found a utility room, with space for appliances and a water softener.

Steps from the patio lead up to a level garden laid to lawn with many mature shrubs and bushes. A timber pergola sits centrally within the garden. There can also be found a greenhouse and timber shed. The garden extends to approximately 134 ft in length, with the plot as a whole measuring 0.18 acres.



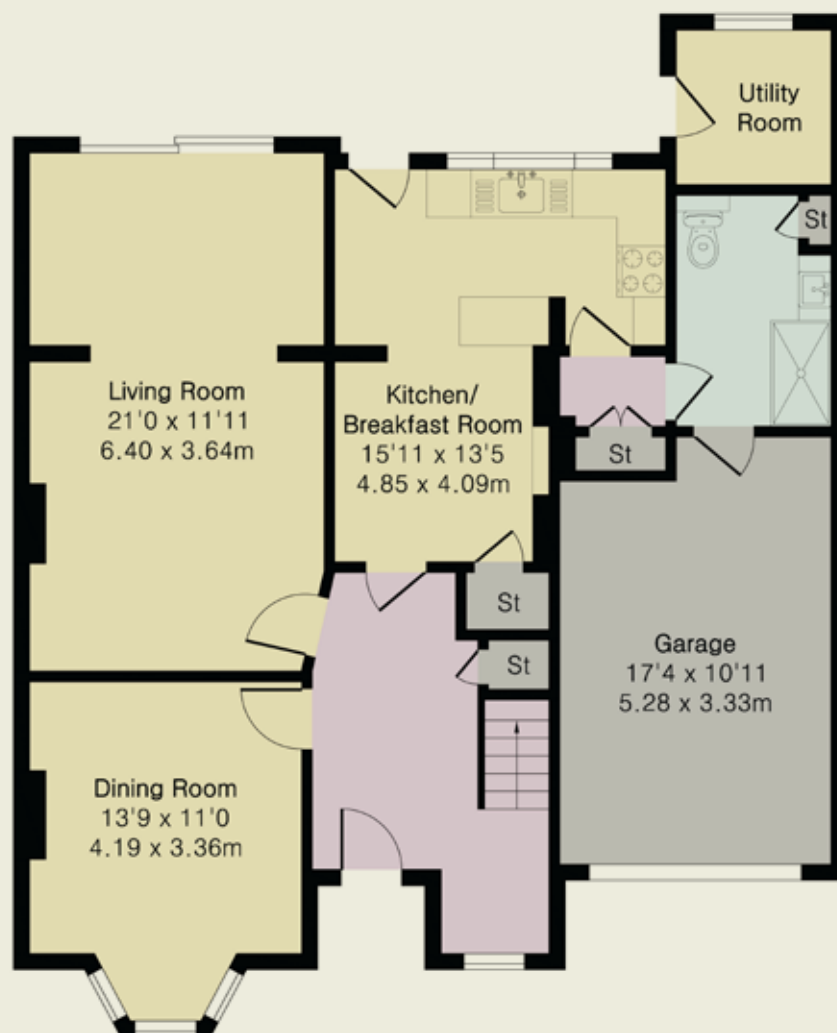


**Approximate Gross Internal Area 1265 sq ft - 117 sq m
(Excluding Garage)**

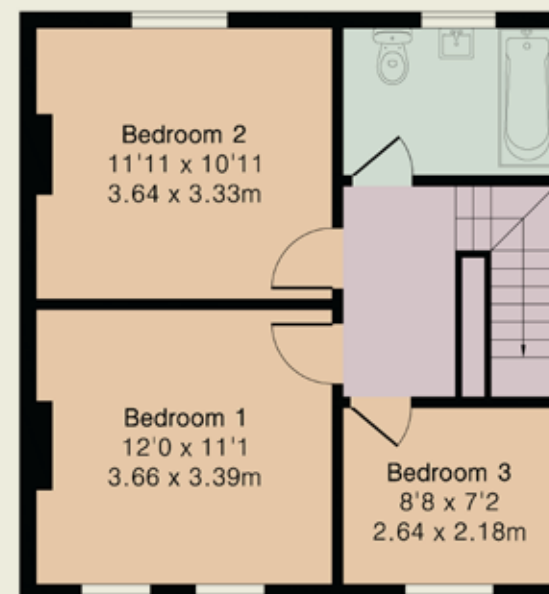
Ground Floor Area 790 sq ft – 73 sq m

First Floor Area 475 sq ft – 44 sq m

Garage Area 182 sq ft – 17 sq m



Ground Floor



First Floor



GENERAL INFORMATION

Services: All mains services are connected. Gas central heating and hot water, with solar panels for electricity benefitting from the feed in tariff.

Council Tax: F

Energy Performance Rating: C / 69

Postcode: RG8 0BA

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

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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.



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