



SUMMIT

GOFFS HILL ♦ CRAYS POND ♦ OXFORDSHIRE



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Woodcote - 1 mile ♦ Goring and Streatley Train Station - 2 ½ miles
♦ Reading - 6 miles ♦ Pangbourne on Thames - 3 miles ♦ Oxford -
21 miles ♦ Henley on Thames - 13 miles ♦ M4 at Theale (J12)
- 8 miles ♦ M40 at Lewknor (J6) - 17 miles ♦ Newbury - 15 miles
♦ Wallingford - 7 miles (Distances approximate)

Located on the edge of this rural hamlet with excellent road and rail links at both Goring and Pangbourne with commuter train into London Paddington in under an hour.

A characterful detached property, recently refurbished and offering flexibly arranged accommodation of 4 bedrooms within a beautifully mature south west facing plot of just under ½ an acre.

♦ Within Close Distance Of The Mainline Railway Station To
London Paddington In Well Under The Hour

♦ Excellent Choice Of Both State And Private Schools Locally

♦ A delightful 4 Bedroom Detached House on the edge of this
rural hamlet

♦ In and Out Driveway and Detached Double Length Garage
& EV Charger

♦ South West Facing Mature Garden 0.46 of an Acre Including
Detached Studio

♦ All Extending To Approximately 2,050 sq ft



SITUATION

Crays Pond is a small rural hamlet community situated on high ground on the southern edge of the Chilterns in an area of 'Outstanding Natural Beauty' to the north of Reading just above the scenic Thames Valley. Centred around an historic Pond, the village is ideally placed with excellent road communications for Reading, Wallingford, Henley and the M4 and M40 motorway networks.

The riverside villages of Pangbourne and Goring are both easily accessible, each offering established shopping centres and a range of facilities, including modern health centres, and, importantly, mainline commuter stations with regular fast services up to London (Paddington) in well under the hour. There are also a number of restaurants, hotels and olde worlde inns in the immediate local area.

The nearby village of Woodcote offers everyday shopping facilities including a Co-Op supermarket open seven days a week, convenience stores, modern health centre and, and highly rated primary and secondary schools.

In addition to having well revered and outstanding local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory 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.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

Crossrail (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

Originating from 1952, Summit is an individual detached property with a wealth of character and charm. Recently refurbished including new radiators, new lighting and partial re-wiring, the creation of a large kitchen, dining, family room and shower room, the property offers flexibly arranged accommodation. A brick arched recessed porch leads you to the front door and into the entrance hall with stair access. The original herringbone flooring runs through from the hall and continues into both the sitting room and dining room. The sitting room has triple aspect with lovely views all around. It has an inset log burner and there are French doors which lead you directly into the garden. The kitchen, dining, family room sits in the middle of the house and there are bi-fold doors with views across the garden. There is a separate utility room and then this leads into the cloakroom with shower. At the front of the house is bedroom 4 with access to a loft. Upstairs a window on the landing offers fabulous field views and there is an airing cupboard. There are 3 double bedrooms and family bathroom with bath and overhead shower. The property benefits from UPVC cottage style windows throughout.

OUTSIDE

Set back from the road, the property is approached through an “in and out” fully gravelled driveway offering parking for several cars. The front is hedged for privacy and there is a detached single double length garage with an up and over front door and an additional side door. There is an EV charger on the side.

A side gate on the right takes you to the rear garden which is a stunning space Featuring many mature trees, it offers a “park-like” feel with hedging to all sides. The garden is west facing and there are 2 fish ponds sitting amongst the lawn. A path from the house leads you to the middle of the garden where you come to the garden room which is a fantastic additional space. The studio is a Bertsch Holzbau German design with a veranda, where you can sit and enjoy the most glorious garden views. Towards the rear of the garden is a further hedged area taking you through to where there is a greenhouse and shed. This space would make for a great vegetable and fruit garden. With 0.46 of an acre to enjoy, the gardens truly compliment this property and connect beautifully together. An early viewing to fully appreciate all it has to offer is highly recommended.





**Approximate Gross Internal Area 1567 sq ft - 146 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 878 sq ft – 82 sq m

First Floor Area 689 sq ft – 64 sq m

Garage Area 281 sq ft – 26 sq m

Outbuilding Area 202 sq ft – 19 sq m





GENERAL INFORMATION

Services: Mains water, electricity, and gas are connected to the property. Central heating and hot water from gas fired boiler.

Council Tax: F

Energy Performance Rating: 67 / D

Postcode: RG8 7QD

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From Warmingham offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the Rail Bridge junction turn right and then next left into Reading Road by Tesco Express. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching Crays Pond, turn right onto Goffs Hill towards Pangbourne. Summit will be found on your right, the fifth house along.

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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