



# 4 CLEVEMEDE

GORING ON THAMES ♦ BERKSHIRE

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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)

A 3/4 bedroom town house nestled in a quiet cul-de-sac in a central position within this desirable riverside village. The property offers flexible accommodation and tremendous potential for updating or enlarging (subject to usual consents). Available with no onward chain accommodation includes: Ground Floor: Entrance hall, integral double garage, ground floor room/bedroom, W.C.. First floor: Open plan living/dining room, kitchen. Second Floor: three bedrooms and a family bathroom.

- ♦ Central village position
  - ♦ Walking distance of mainline railway station
  - ♦ Langtree School catchment
- 
- ♦ Flexible accommodation
  - ♦ In need of cosmetic updating
- 
- ♦ Available with no onward chain



## SITUATION

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.

## PROPERTY DESCRIPTION

Covered porch with front door leads into an entrance hall with staircase to the first floor ( there is the addition of a stairlift) integral access to the double garage, and a reception or possible bedroom to the rear which in turn has access to the garden. There is also a W.C. to this floor.

On the first floor there is a generous open plan lounge diner which is double aspect including an attractive bay window. The kitchen is rear aspect with fitted wall and base units, integrated oven and hob.

To the second the floor there are three bedrooms (two doubles and a single) all with fitted cupboards. The bathroom is rear aspect with a fitted level access shower.

## OUTSIDE

Driveway to the front providing off road parking and access to the double garage and small open plan lawned garden.

To the rear of the property, court yard garden, paved with timber pergola, and flower and shrub beds and borders throughout enclosed by panel fencing.



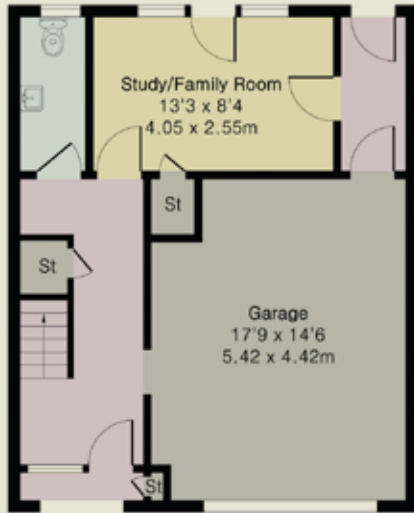


**Approximate Gross Internal Area 1722 sq ft - 160 sq m  
(Including Garage)**

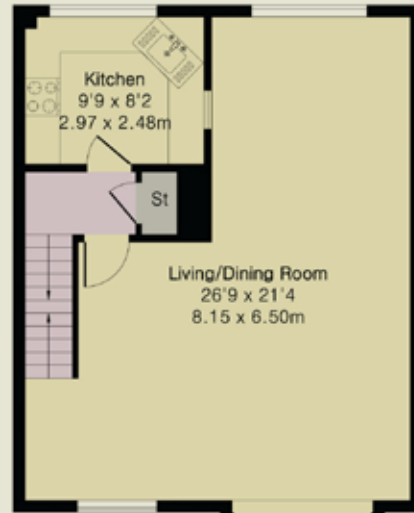
Ground Floor Area 570 sq ft – 53 sq m

First Floor Area 582 sq ft – 54 sq m

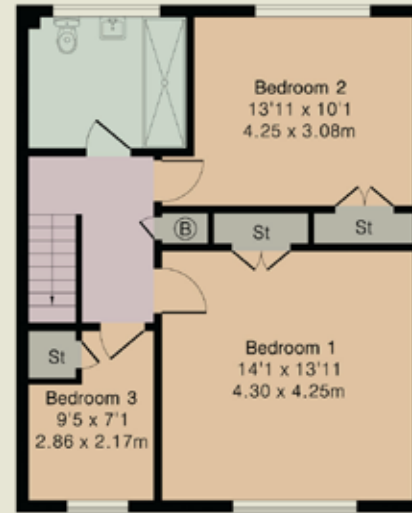
Second Floor Area 570 sq ft – 53 sq m



Ground Floor



First Floor



Second Floor

**GENERAL INFORMATION**

**Services:** All mains services, gas fired central heating.

**Council Tax:** F

**Energy Performance Rating:** C

**Postcode:** RG8 9BU

**Local Authority:** West Berkshire District Council

**VIEWING**

Strictly by appointment through Warmingham & Co.

**DIRECTIONS**

From our High Street Goring Office, proceed through the High Street, turning immediately left into Cleeve Road, continue past the village green on your righthand side, and Clevedeme will be found after a few hundred yards on the righthand side, and the property then on your left 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.



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