



# 1 HERON SHAW

GORING-ON-THAMES ♦ OXFORDSHIRE

**Warmingham**

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# 1 HERON SHAW

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Goring & Streatley Station (London Paddington within the hour)

- 8 mins walk ♦ Reading - 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)

Within a popular cul de sac close to all the village amenities, shops, primary school, restaurants and river and mainline railway station affording direct access to London in under the hour.

A detached bungalow of 1474 sq ft, extended to offer 4 bedroom accommodation and integral garage with potential to further enlarge subject to planning permission.

♦ Quintessential English Riverside Village Within Close Walking Distance to The River Thames, Extensive Amenities and Mainline Railway Station

♦ Attractive Front Garden and Driveway Parking for 2 Cars

♦ Enclosed Porch

♦ Hallway

♦ Kitchen Breakfast Room

♦ Sitting Room / Dining Room with Jetmaster Fire

♦ Conservatory

♦ Shower Room

♦ Cloakroom

♦ 4 Bedrooms

♦ Family Bathroom

♦ Integral Garage

♦ Mature and secluded Garden and corner aspect / Plot of 0.231 of an Acre

♦ In All Extending To Approximately 1474 Sq Ft



## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. 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.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford House School, The Oratory Preparatory School, Moulsoford 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.

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 and leisure and fitness facilities.

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

Built in the 1960's, 1 Heron Shaw forms part of a quiet cul de sac within a popular location close to all the village amenities. Entrance is through sliding doors into a long entrance porch, then front door into the hallway and has the original parquet flooring. The kitchen overlooks the front of the property and has a door into the integral single garage. The sitting room sits across the back of the house and offers wonderful uninterrupted views of the garden. There is secondary glazing alongside double glazed UPVC units. The conservatory comes off the sitting / dining room and doors lead onto the rear terrace for a wonderful outdoor dining opportunity. Further into the hall is a family bathroom and separate cloakroom, master bedroom and 2 further bedrooms. The master bedroom has a further room leading off it, which could serve as a fourth bedroom or dressing room. The property offers scope to further enlarge either to ground level or into the loft to create a first floor, subject to relevant planning permission.

## OUTSIDE

The property has a generous frontage and sits back from the road with front lawn and driveway parking for 2 cars. The main garden is at the rear and accessed from a side gate on the right. A wide path offers good space and then opens out at the back and into the generous mature level gardens. Mostly laid to lawn, it is fully fenced with a backdrop of trees on the rear boundary. There are wide planted borders to the side and towards the rear with shrubs, low trees, fruit trees and seasonal plants. Two shed's provide useful storage.

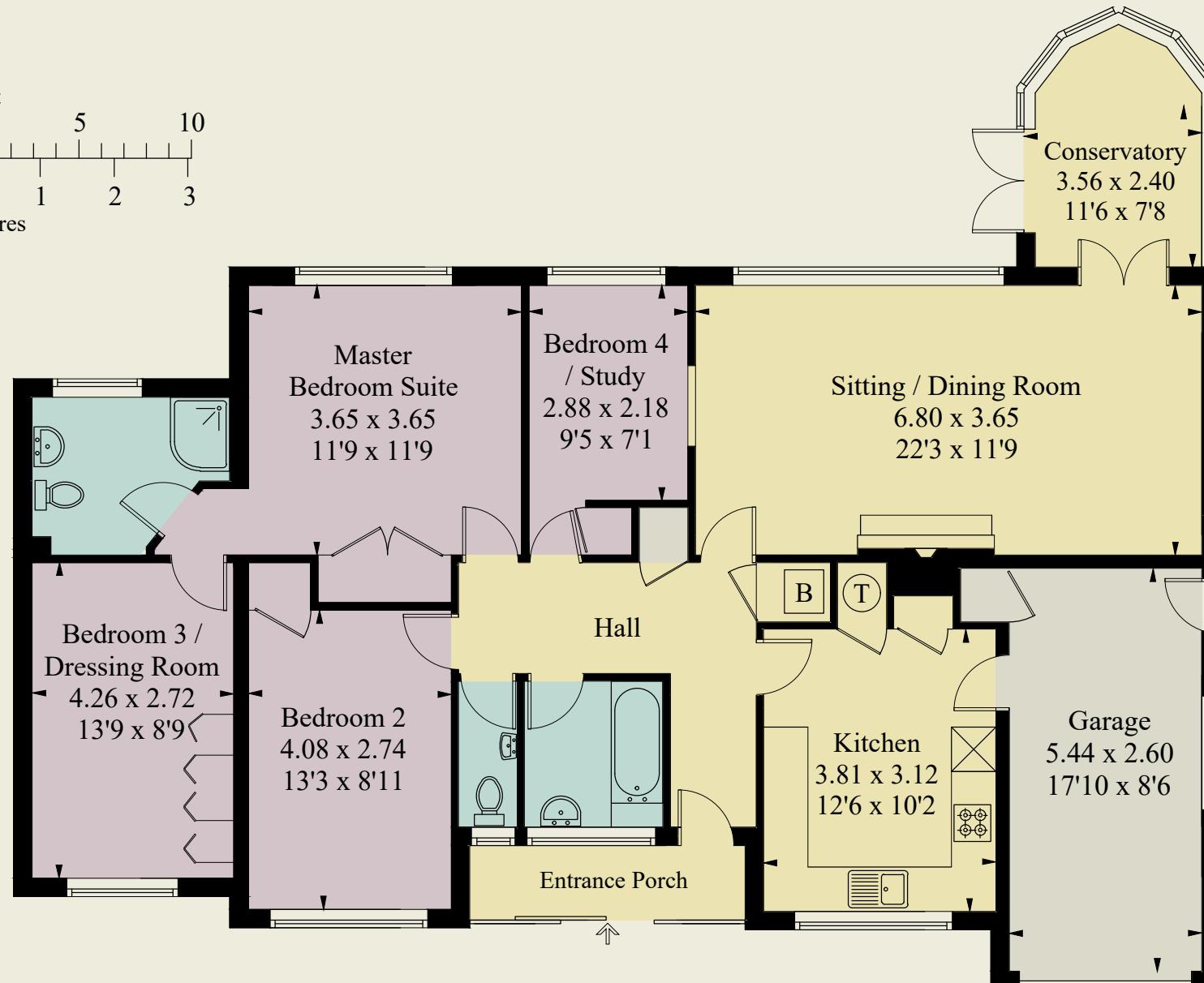


# 1 Heron Shaw, Goring on Thames, Oxfordshire, RG8 0AU

Approximate Gross Internal Area (including Garage) = 137 sq m / 1474 sq ft

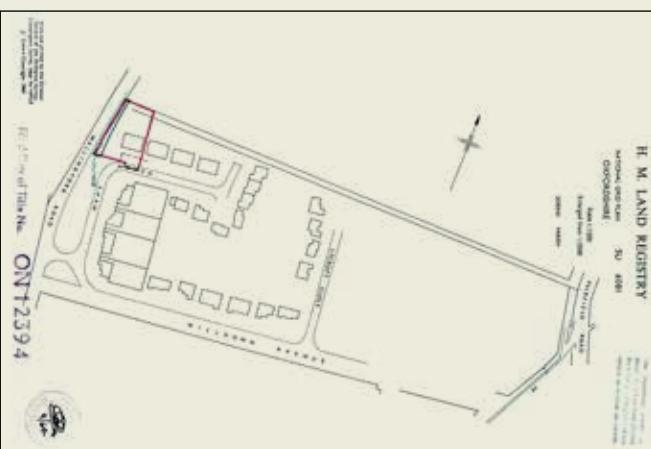
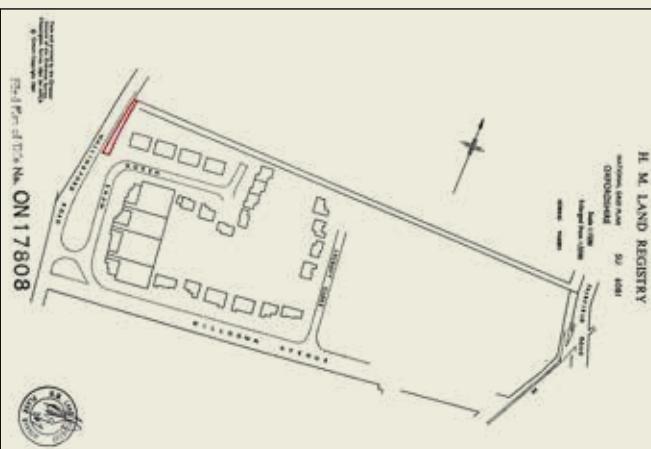


Feet  
0 5 10  
Metres  
0 1 2 3



CREATESPACE DESIGN ref 575

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



## GENERAL INFORMATION

**Services:** Mains water (with water softener), electricity and drainage are connected. Central Heating and Hot Water from Warm Air System alongside Electric Wall heaters. Gas is also connected to the property.

**Council Tax:** F

**Energy Performance Rating:** 47 E

**Postcode:** RG8 0AU

**Local Authority:** South Oxfordshire District Council

Telephone: 01491 823000

Note: A small area of garden ground on the Wallingford Road boundary is owned by Oxfordshire County Council (see enclosed corresponding plans). We understand that this was purchased by Oxfordshire County Council, in approximately 1967, as part of a proposed road widening scheme some 60 years ago, which was never implemented. Oxfordshire County Council have recently confirmed in writing that they have no plans for any road widening involving this land.

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up to the top of the High Street. At the railway bridge junction turn left on to Wallingford Road. In a further couple of hundred metres, turn right in to Milldown Avenue, then immediately left into Heron Shaw. 1 is the first bungalow in the left hand corner.

## 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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