



43 WALLINGFORD ROAD

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

43 WALLINGFORD ROAD

GORING ON THAMES ♦ OXFORDSHIRE

Goring Railway Station (London Paddington within the hour)

12 minute walk ♦ Streatley High Street / River 0.25 miles ♦

Reading 10 miles (London Paddington 27 minutes) ♦

M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦

Newbury 14 miles ♦ Oxford 17 miles

(Distances and times approximate)

A three bedroom detached bungalow situated on a generous plot and offering excellent potential for enlargement (subject to usual planning requirements) Available with no onward chain includes: entrance hall, lounge, conservatory, kitchen, utility, three bedrooms, shower room and garage.

- ♦ Detached Bungalow set on a generous plot
 - ♦ Available with no onward chain
 - ♦ Excellent potential to extend (subject to usual consents)
 - ♦ Walking distance of Primary School
-
- ♦ Approx 85ft West facing rear garden
-
- ♦ Langtree School catchment
 - ♦ 0.6 miles to Mainline railway station
-
- ♦ Flexible accommodation arrangement



SITUATION

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

Goring has thriving local amenities including a 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

Covered porch with UPVC double glazed door leads into a generous entrance hall with doors to principle rooms. The lounge is double aspect with gas coal effect fire and surround, sliding patio onto a rear aspect conservatory which in turn has a French doors to the rear garden. The kitchen is rear aspect, fitted wall and base units, integrated double oven, door to rear garden and archway to utility room which has a door to the front drive.

There are three bedrooms (two doubles and a single) and a family shower room.

OUTSIDE

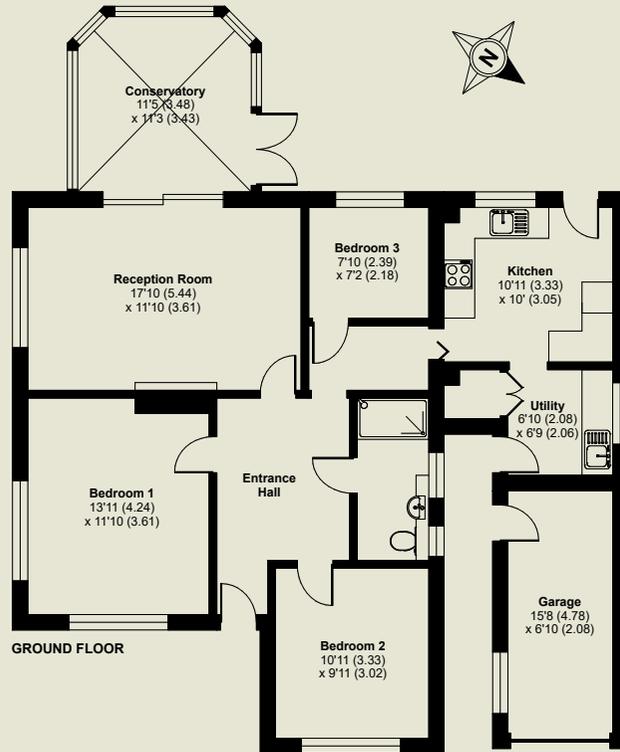
Gravelled driveway to the front providing ample off road parking and access to the garage.

To the rear of the property, facing West, large patio adjacent opening onto a garden laid mainly to lawn extending to approximately 85ft in depth. Variety of flower and shrub beds and borders throughout, greenhouse and shed, access at the side to front drive.



43 Wallingford Road, Goring, Reading, RG8 0HL

Approximate Area = 1093 sq ft / 101.5 sq m
Garage = 107 sq ft / 9.9 sq m
Total = 1200 sq ft / 111.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2026. Produced for Warmingham Limited. REF: 1410004

GENERAL INFORMATION

Services: All mains services connected with gas fired central heating.

Council Tax: E

Energy Performance Rating: D / 61

Postcode: RG8 0HL

Local Authority: South Oxfordshire District Council

Telephone: 01235 422 422

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

what3words:

///prom.composed.wreck

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.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com