



30 LOCKSTILE WAY

GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour) -
4 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)

Quietly situated in the heart of this English riverside village, just a few minutes' walk to the River Thames, shops, restaurants, and mainline railway station.

A lovely modern and contemporary home, offering light and stylish accommodation, extending to approximately 1,868 sq ft including 4 bedrooms, 3 bathrooms, an attached double garage and outside office.

♦ A Contemporary Family Residence Extending To Approximately 1,868 Sq Ft

♦ Within Walking Distance of All Village Amenities

♦ Spacious Driveway And Integral Garage

♦ Open Plan Living Accommodation

♦ Downstairs Wet Room

♦ Main Bedroom with Ensuite Shower

♦ 3 Further Bedrooms

♦ Family Bathroom

♦ In All Extending To Approximately 1,868 Sq Ft

♦ Terrace and Garden with Outside Room



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands opposite above the village of Streatley. The area is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a primary school, an excellent range of interesting shops and restaurants, together with a riverside café, a gastropub with rooms, a lovely traditional pub, a full NHS practice, veterinary practice, dentist and library. The village hosts numerous popular and well attended annual events.

Importantly, a mainline railway station provides fast commuter services to London Paddington in 45 minutes. 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. 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, riverside Lobster Bar and gym.

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

Elizabeth Line services commenced from Reading, which together with the completed electrification of the GWR line, has significantly improved travelling times to central London and the City, Heathrow and as far east as Essex.

PROPERTY DESCRIPTION

30 Lockstile Way was built in the late 1960's as part of a development on the east side of the village. Having been extended and refurbished by the current owners, it offers light and bright accommodation with flexible living space. Entrance is into the hallway which extends in through the house and has the wet room off and staircase with understairs cupboard. The wet room has underfloor heating, which also extends into the hall. There is hard flooring to the whole of downstairs. The living room is a generous size and features glazed doors which can be opened or shut leading into the dining area, creating an open plan feel. The kitchen, dining, family room looks out across the garden, with bi-fold doors allowing for access. The kitchen features an island for more casual dining and fitted units with granite worktops. There is a large roof lantern adding to the masses of natural light the room has. There is a door into the integral garage and then a separate utility room with back door for side access.

Upstairs, the main bedroom has an ensuite shower room and fitted wardrobes. There are 3 further bedrooms, all with built in wardrobes and a family bathroom with underfloor heating.

OUTSIDE

The property is tucked away in a corner elevated spot. It has a spacious driveway leading up to the garage, affording ample parking. There is a front garden with grass and border planting. The main garden is at the back. A large terrace comes directly off the kitchen dining room, creating a wonderful seating and dining area. Fully fenced, the garden has a large lawn area with planted flowering borders to the boundary and a productive apple tree to the middle. At the back of the garden is an outdoor room with WIFI and TV connection. It also has a separate cloakroom, meaning it can be used for a multitude of uses.



30 Lockstile Way, Goring, Reading, RG8 0AL

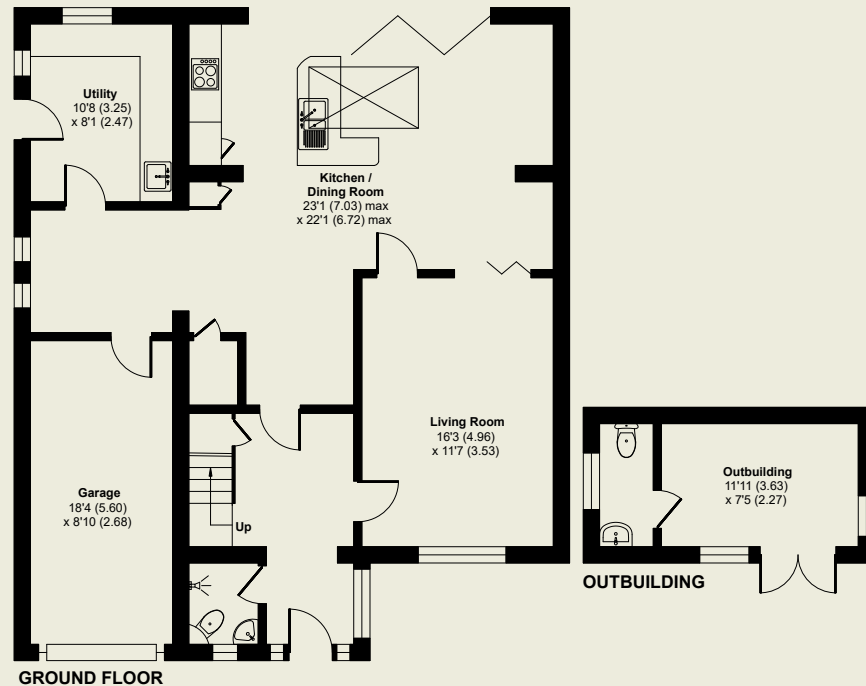
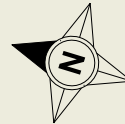
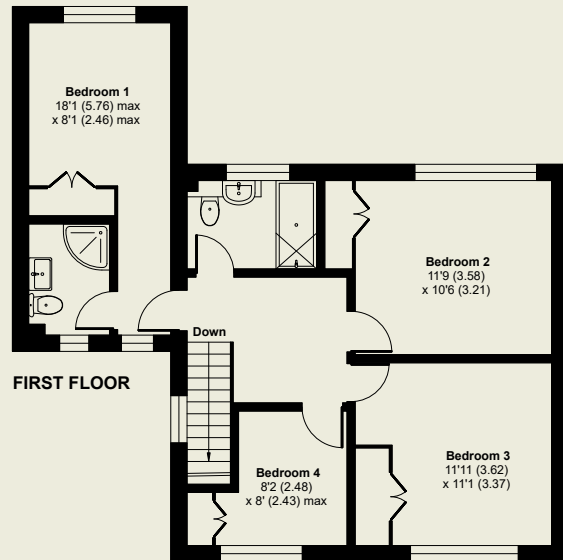
Approximate Area = 1593 sq ft / 147.9 sq m

Garage = 158 sq ft / 14.6 sq m

Outbuilding = 117 sq ft / 10.8 sq m

Total = 1868 sq ft / 173.3 sq m

For identification only - Not to scale





GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired central heating. From newly installed boiler in the utility room.

Energy Performance Rating: TBC

Postcode: RG8 0AL

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames, proceed up the High Street, turning left at the railway bridge, and then immediately right in Lockstile Way. 30 Lockstile Way will be found just after the turning into Meadow Close.

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

