



# 8 CARIAD COURT

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) 10 minute walk ♦ Reading 11 miles (London, Paddington 27 minutes) ♦ 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 spacious and well presented first floor apartment located in a delightful development set within private riverside grounds of approximately four acres. The apartment offers uninterrupted views across the River Thames and towards National Trust land and the Berkshire Downs. The property has been completely renovated throughout to include a new modern kitchen as well as two double bedrooms and two bathrooms. Along with access to the landscaped communal grounds, the property benefits from a 30' mooring, and a garage. Located within a short level walk of the village centre and mainline railway station, the property also benefits from share in freehold ownership and is available with no onward chain.

♦ First Floor Apartment

♦ Recently Refurbished Throughout

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♦ Newly Installed Kitchen

♦ Open Plan Lounge/Diner

♦ Two Double Bedrooms, Two Bathrooms

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♦ River Thames Views

♦ Communal Grounds of Four Acres

♦ 30' Mooring

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♦ Central Village Location

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♦ With No Onward Chain



## SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands as the River flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the River, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

There is a highly rated Primary school and in the local area are a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties many Listed being of significant architectural and historical interest.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

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.

Cariad Court is an exclusive development of 32 riverside apartments built in approximately 1975, located in an established and much favoured residential part of the village, adjacent to the 'Conservation Area' and within easy reach of the central shops, amenities and station.

Built on the site of an original late Victorian house, the apartments are set in mature, landscaped gardens and grounds which extend down to the river, incorporating terraced lawns and rockeries together with many specimen trees and shrubs. There is a long direct frontage to the river and a private river inlet along which are situated nine 30' moorings, owned exclusively by Cariad Court residents.

## PROPERTY DESCRIPTION

There is a communal entrance, with stairs leading up to the first floor. The front door opens into a hall, and in turn into the lounge/diner. This is a lovely proportioned room with a walk-in bay window with full height windows overlooking the communal grounds and River Thames. The kitchen has just been re-fitted providing a bright and light contemporary space with quartz worktop and fitted appliances including fridge/freezer, dishwasher, washing machine, oven and electric hob, all brand new.

The main bedroom is a bright space with an en-suite shower room. A second double bedroom offers dual windows both providing an outlook over the river. The family bathroom has been recently re-fitted with a bath with shower over.

## OUTSIDE

Cariad Court is located towards the top of Cleeve Road where an impressive, private, splayed entrance drive leads to Cariad Court itself and down to a large Communal Parking.

Close to the front of the entrance drive, a further access road leads into the separate Garaging Area situated above the Underground Parking Area, with two rows of brick-built lock-up garages along either side, all having 'up-and-over' entrance doors, including the garage for Number 8.

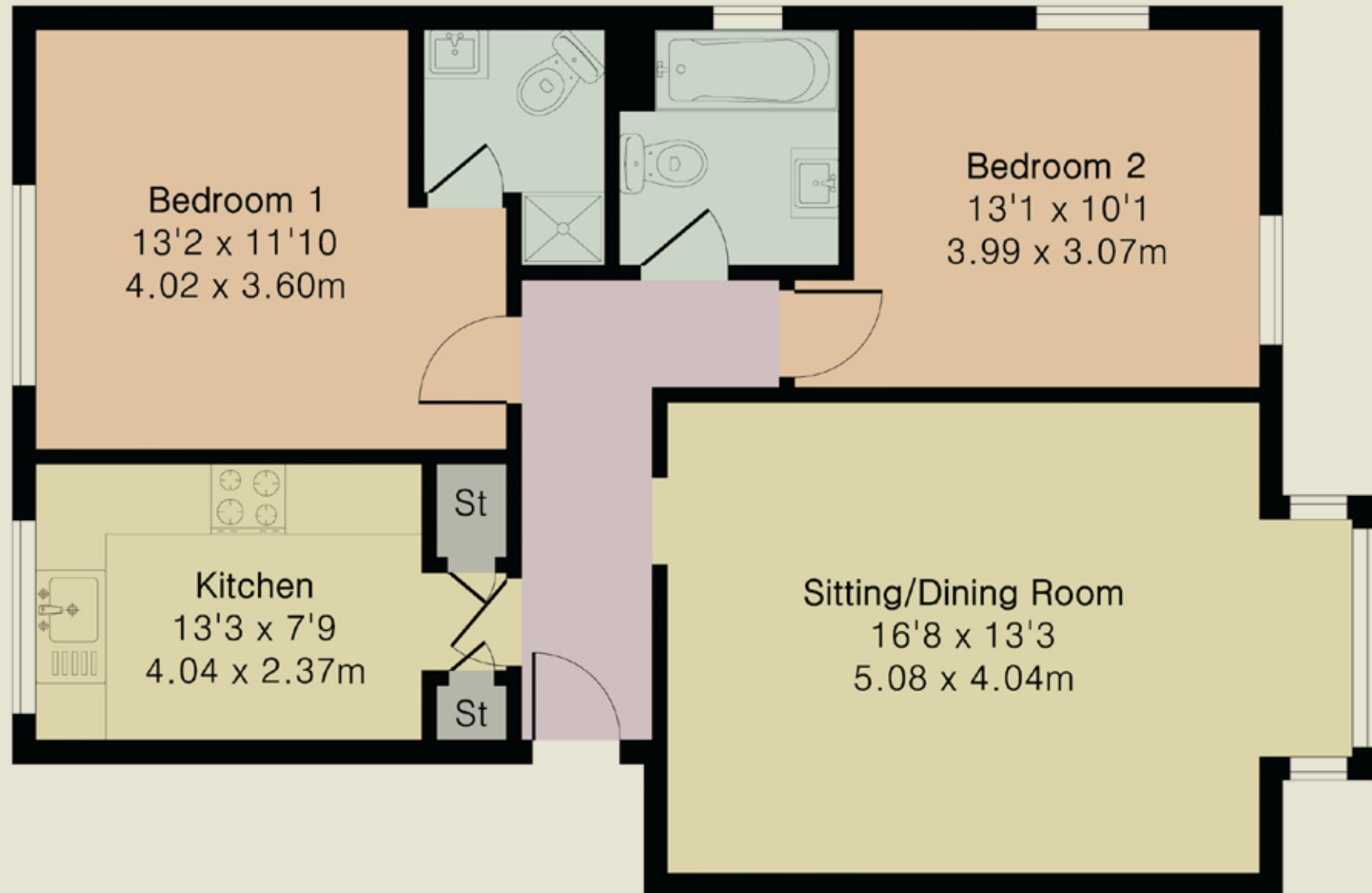
The mature 'park-like' gardens and grounds were originally designed and laid out for Cariad House which was a stately home built in the Tudor style for the Earl of Shrewsbury in the late Victorian era. Approximately 4 acres surround the Apartments which occupy a commanding position approximately 100ft above the River enjoying magnificent Westerly views across to water meadows opposite with the National Trust hills and Berkshire Downlands forming a delightful backdrop in the distance.

The developers when demolishing the house took great care to retain as much as possible of the original garden layout and the many specimen trees so as to maximise the privacy and setting of the Apartments. The gardens contain many varieties of trees and shrubs which all combine to provide a most attractive and colourful setting through the seasons.

There are lawned terraces overlooking the River and low stone walled winding walkways with numerous rockeries and shrub borders. Additionally there is a long direct frontage to the River together with a wooded Eyot and a mooring inlet off which are located nine 30ft moorings owned exclusively by Cariad Court residents (including that owned by Number 8).



**Approximate Gross Internal Area 769 sq ft - 71 sq m**



First Floor



## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage are connected and heating comes from newly installed smart electric radiators.

**Council Tax:** E

**Energy Performance Rating:** D / 57

**Postcode:** RG8 9BT

**Local Authority:** South Oxfordshire District Council

The lease is 999 years commencing 1 September 2012. The current year's service charge is £2,000 per annum paid half yearly in April and October, which includes buildings insurance, maintenance to the internal communal areas, maintenance to the exterior of the building, maintenance to the grounds, communal lighting, and exterior window cleaning.

There is an annual ground rent of £550 per annum for the garage, paid half yearly and reviewed every 5 years, and £10 per annum for the mooring, also paid half yearly.

Ownership of the flat includes a share of the Freehold.

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

what3words:

///hugs.opts.journey

## 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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