

67A WALLINGFORD ROAD

GORING ON THAMES ✦ OXFORDSHIRE

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Goring Railway Station (London Paddington within the hour) 15 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 spacious detached 3 bedroom property with large drive and garage on the edge of this sought after village.

- ✦ Entrance Hall

- ✦ Kitchen/Breakfast Room
- ✦ Dining Room
- ✦ Sitting Room
- ✦ Shower Room

- ✦ 2 Double bedrooms with fitted wardrobes
- ✦ Further 3rd bedroom
- ✦ Family Bathroom

- ✦ Garage
- ✦ Driveway for 2 cars

- ✦ Garden





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, Post Office, 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.

N.B. Crossrail services are scheduled to be commencing from Reading in 2021 which together with the electrification of the line will significantly improve travelling times to Paddington and central London destinations.

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.

PROPERTY DESCRIPTION

Spacious detached 3 bedroom property with large drive and garage on the edge of this sought after village.

The property incorporates an entrance hall giving access to all downstairs principal rooms. The sitting room overlooks the rear garden and benefits from large patio doors. The dining room adjoins the sitting room and has sliding doors enabling the two rooms to become a larger open space. The Kitchen/Breakfast room is a good size with many storage cabinets. A well presented shower room is also on the ground floor. On the first floor there are 2 double bedrooms with fitted wardrobes and a further 3rd large single bedroom. The bathroom is a good size.

OUTSIDE

There is ample space for parking and a small garden at the front of the property. The garage has an up and over door. At the rear of the property is a nicely lawned garden with a patio area. There is a pedestrian door at the rear giving access to the garage.





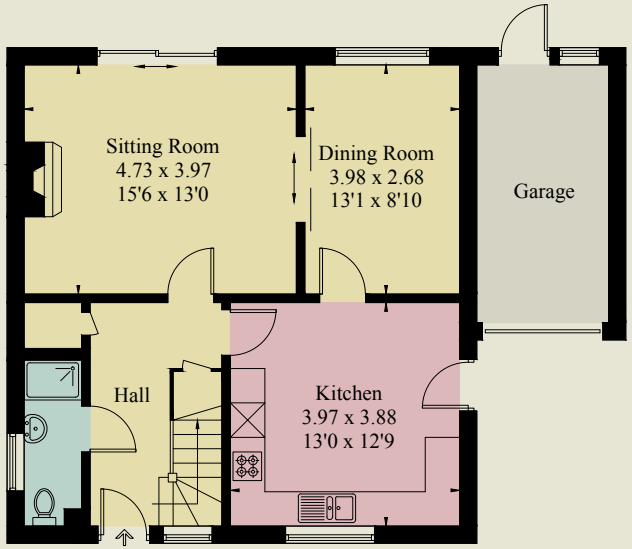




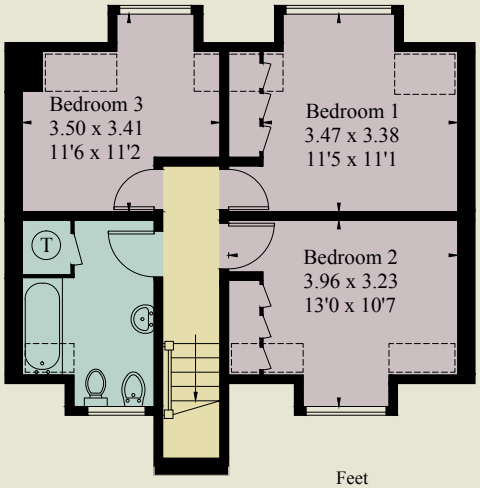
67A Wallingford Road, Goring, Reading, RG8 0HL

Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft
(Excluding Garage)

= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Feet
0 5 10
0 1 2 3
Metres

FLOORPLANZ © 2017 0203 9056099 Ref: 190841
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





GENERAL INFORMATION

Services: Gas central heating with mains water and electricity.

Council Tax: D

Energy Performance Rating: D

Postcode: RG8 0HL

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices turn right and continue towards the railway bridge. Turn left and continue along Wallingford Road until just before you leave the village, number 67 is found on the 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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