



# 44 SPRINGHILL ROAD

GORING ON THAMES ♦ OXFORDSHIRE

# 44 SPRINGHILL ROAD

GORING ON THAMES ♦ OXFORDSHIRE

Goring & Streatley Train Station (London Paddington within the hour) 15 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 8 miles (Distances and times approximate)

In an established residential road on the elevated fringe of the village close to the surrounding Chilterns countryside and river Thames. Easily accessible for the well-respected village primary school, local shop and the extensive High Street shops and amenities and mainline railway station providing direct access to London Paddington in under the hour.

A traditional yet contemporary four-bedroom semi-detached house property, sympathetically extended and modernised affording spacious family sized accommodation of approximately 1523 sq. ft. with a delightful South facing rear garden.

♦ Within The Catchment Area For Goring Primary and Langtree Secondary Schools

♦ Walking Distance of Local Shop and Extensive Amenities in Goring

---

♦ 3 Reception Rooms

♦ 4 Bedrooms and 2 Bathrooms

---

♦ Spacious Private Driveway

---

♦ In All Approximately 1523 sq. ft.

---

♦ South Facing Rear Garden and Sun Deck / Terrace



## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands 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 super 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, Moulsoford 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.

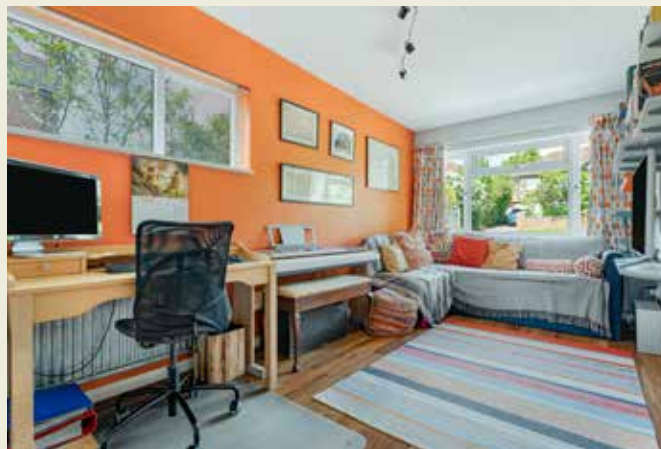
The Elizabeth Line services which together with the completed electrification of the GWR line, have significantly improved travelling times to central London and the City, Heathrow and as far east as Essex.

## PROPERTY DESCRIPTION

44 Springhill Road is a lovely presented 4 bedroom; semi-detached family home situated in a popular street. Entrance is into an enclosed porch with pretty patterned tiles, then into the hallway. Karndean flooring runs throughout the downstairs. There are 2 reception rooms at the front of the house, one with extensive storage. A door then takes you through into the spacious family, dining kitchen area which has masses of natural light from large roof windows and sliding doors for direct terrace access. The kitchen has high gloss cream units with wooden worktops. There is a separate utility room and then door into a shower room. Upstairs, there are 4 bedrooms, 2 doubles and 2 single bedrooms and family bathroom with overhead shower. There is an airing cupboard on the landing and loft access which is mostly boarded with ladder access.

## OUTSIDE

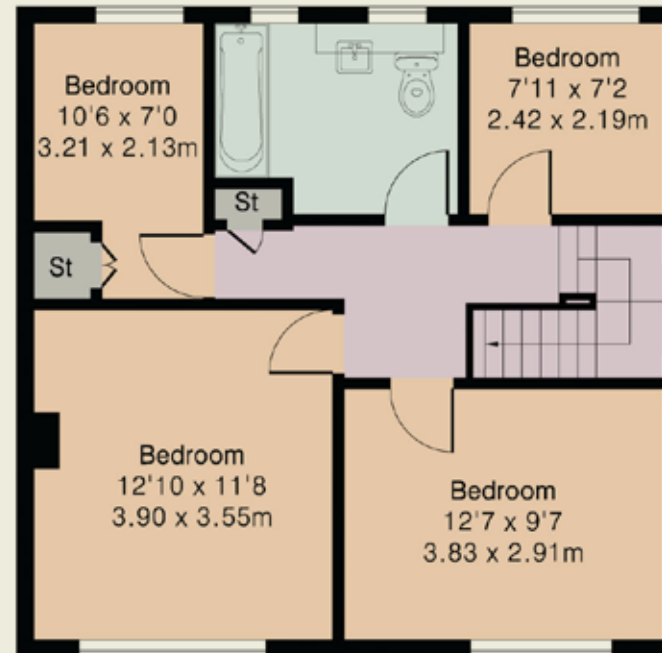
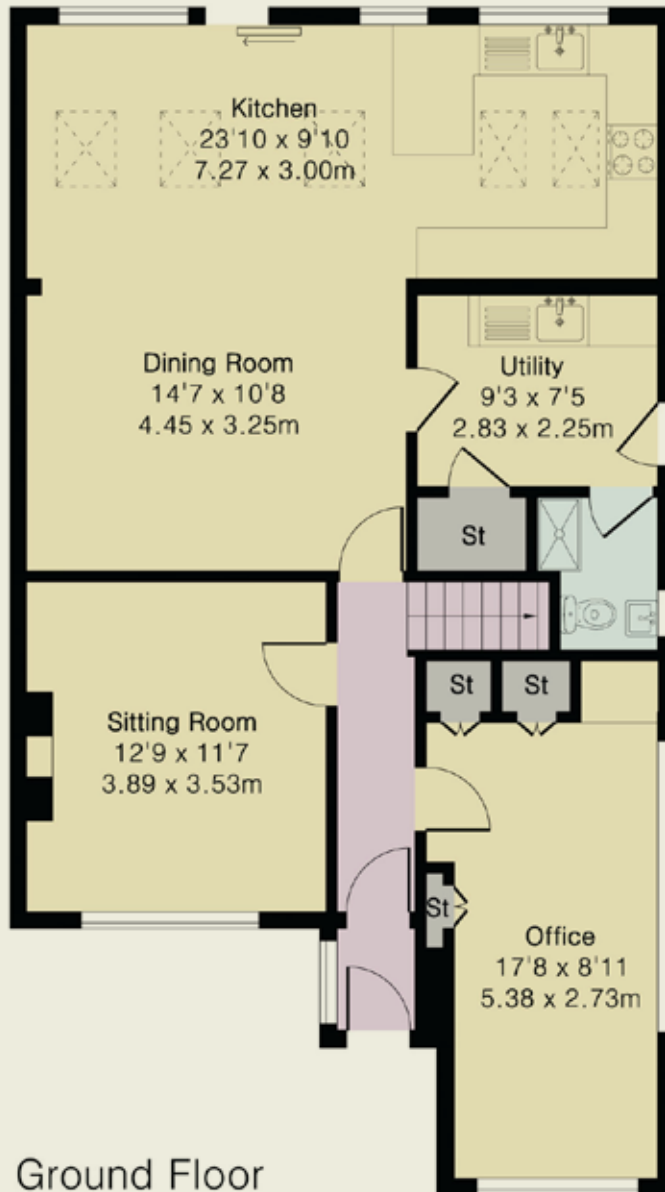
The property has a driveway providing off-road parking and a lawn area with an abundance of planting. A side gate gives access to the garden at the back. There is a partial covered area for bike storage. The garden has been carefully planted and has a mature feel with filled borders, a silver birch tree and a natural wild area towards the back. It has a shed at the end for garden storage. Steps take you up to a raised terrace which comes directly off the house, perfect for outdoor dining.



# Approximate Gross Internal Area 1523 sq ft - 141 sq m

Ground Floor Area 941 sq ft – 87 sq m

First Floor Area 582 sq ft – 54 sq m





## GENERAL INFORMATION

**Services:** All main services are connected. Central heating and domestic hot water from gas fired boiler.

**Council Tax:** D

**Energy Performance Rating:** C

**Postcode:** RG8 0DA

**Local Authority:** South Oxfordshire District Council

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring, turn right and proceed up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road, continuing along this road as if leaving the village, and taking the last turning right into Springhill Road. The property will be found toward the far end on the right-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.

**Warmingham**  
www.warmingham.com

**01491 874144**

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

E: sales@warmingham.com

www.warmingham.com

