



2 SPRING FARM STABLES

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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Goring Railway Station (London Paddington within the hour)

15 minute walk, River ½ mile away ♦ 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)

An Immaculately presented barn conversion offering flexible accommodation on the edge of this Thameside village. Great transport links via road and rail.

- ♦ Beautifully renovated to a high specification
- ♦ Flexible accommodation with beamed detail

- ♦ Great road and rail links to London Paddington/Reading and Oxford

- ♦ Open plan living/dining/kitchen area
- ♦ 2 Bedroom, 2 Bathrooms

- ♦ Gated Driveway



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 national landscape. Goring has previously been 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.

Elizabeth Line services commenced from Reading in 2022, 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.

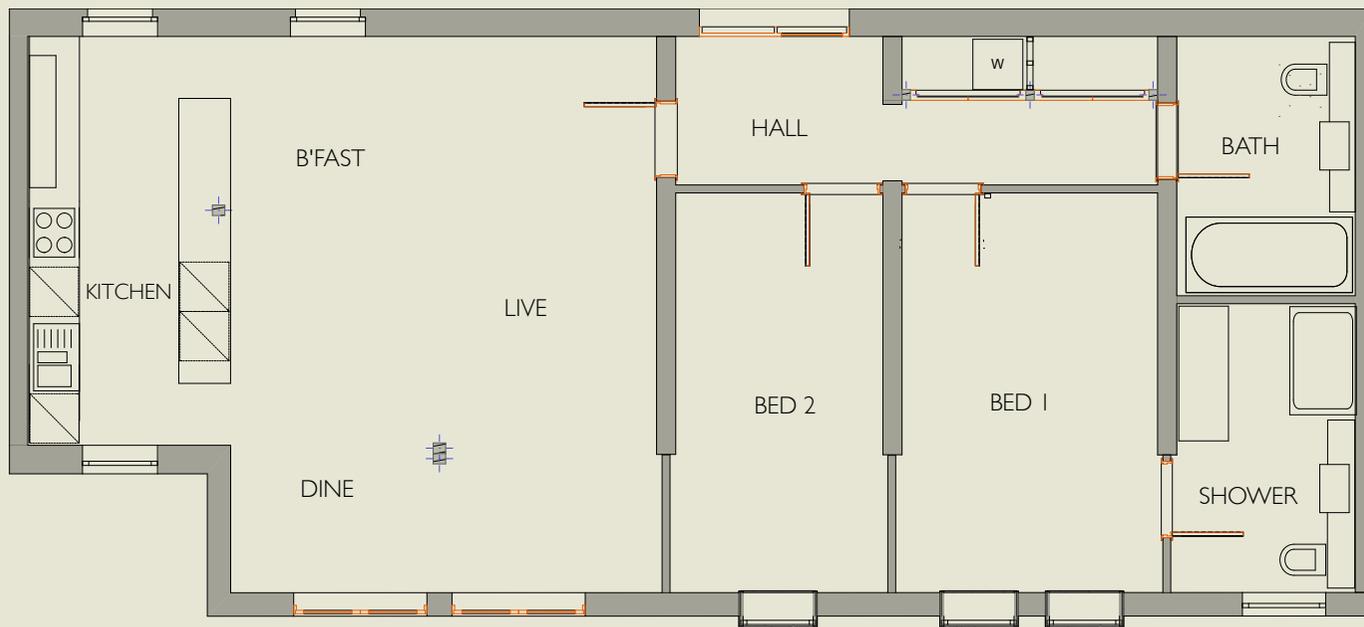
PROPERTY DESCRIPTION

2 Spring Farm Stables is a stunning conversion, renovated to a very high standard. Entrance is into the hallway which offers ample storage and lots of light. The living space incorporates the kitchen and dining area, with doors directly onto the terrace, offering a lovely space for outside dining. There are 2 double bedrooms, the main bedroom has an ensuite shower room. There is an additional bathroom with bath and overhead shower and a second double bedroom.

OUTSIDE

There is an electric gated entrance with ample parking surrounded by flower beds. At the rear is a lovely west facing terrace, perfect for al fresco dining.





GENERAL INFORMATION

Services: Main electrics and drainage are connected to the property. Central heating is all under floor with hot water powered by an electric boiler. The property is triple glazed throughout. The rent does not include garden maintenance, a garden maintenance service is available at an additional cost of £25.00 per week.

Council Tax: D

Energy Performance Rating: E / 43

Postcode: RG8 0HP

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

Upon leaving our offices, head up the high street to the railway bridge and turn left onto Wallingford Road. Carry on for about a mile and just as you leave the village, the property will be found on the left hand side just before the turning to Spring Lane.

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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