



# FLAT 3A SLOANE CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

**Warmingham**  
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# FLAT 3A SLOANE CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

Goring Railway Station (London Paddington within the hour)

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 mile

(Distances and times approximate)

Beautifully presented spacious one bedroom ground floor apartment extending to approximately 462 Sq Ft in central village location close to amenities and mainline station into London Paddington under the hour.

♦ Covered Porch

♦ Entrance Hall

♦ Sitting Room / Kitchen

♦ Double Bedroom

♦ Ensuite Shower Room

♦ Side Access

♦ Paved Frontage With Picket Fence

♦ Designated Shared Parking



## 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

Beautifully presented spacious one bedroom ground floor apartment extending to approximately 462 Sq Ft in central village location close to amenities and mainline station into London Paddington under the hour. Covered Porch opening into an Enclosed Entrance Hall. The property benefits from a spacious well presented Sitting Room / Kitchen with dual aspect. There is a good size double bedroom and shower room additionally, all with good quality fittings and recently decorated to a high standard.

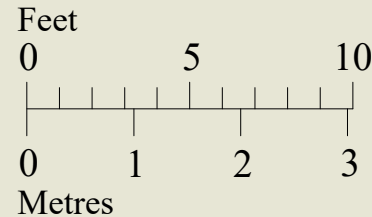
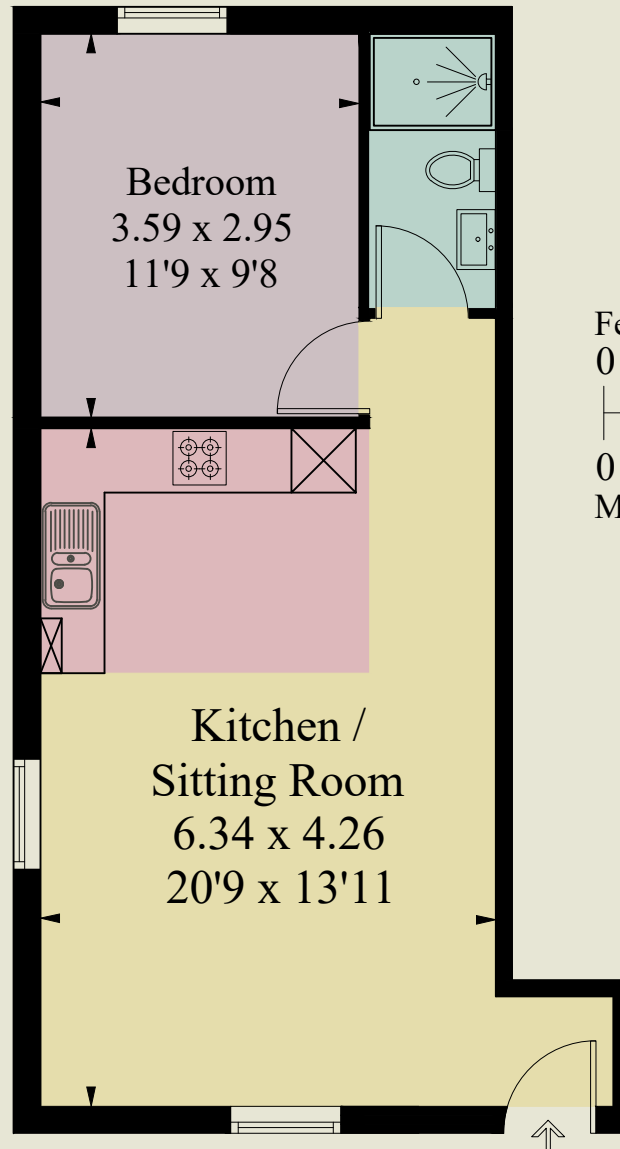
## OUTSIDE

Paved frontage with picket fence boundary and bin store. Designated shared parking at the rear.



# 3a Sloane Close, Goring-on-Thames, Oxfordshire, RG8 0EL

Approximate Gross Internal Area = 43 sq m / 462 sq ft



## GENERAL INFORMATION

**Services:** Gas central heating, mains electricity and water connected to the property.

**Council Tax:** B

**Energy Performance Rating:** C

**Postcode:** RG8 0EL

**Local Authority:** South Oxfordshire District Council

Telephone: 01491 823000

- Length of Lease (years remaining) Leasehold with each owner owning a share of the freehold - 125 years from approx. Jan 2017
- Annual ground rent amount (£) No Ground Rent payable
- Ground rent review period (year/month) N/A
- Annual service charge is £250 per annum
- Service charge review period (year/month) Reviewed annually

## VIEWING

Strictly by prior appointment through Warmingham & Co

## DIRECTIONS

From our offices turn right and continue to the top of the high street, turn right again at the railway bridge and at the next left into Reading Road, Flat 3a Sloane Close is found on the left with parking at the rear in the 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.

Ground Floor

CREATESPACE DESIGN ref 230

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

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