



FURZEMOOR COTTAGE

COLDHARBOUR ♦ GORING HEATH ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) 3 miles ♦ Reading 9 miles ♦ M4 (J12) 13 miles ♦ M40 (J6) 17 miles ♦ Henley on Thames 10 miles ♦ Oxford 20 miles ♦ Wallingford 8 miles (Distances and times approximate)

Located within a countryside hamlet offering breathtaking views of the surrounding Chilterns down towards the Thames Valley, yet within 3 miles of Goring & Streatley train station with commuter trains into London within the hour.

A beautifully presented thatched cottage with generous accommodation including 3 reception rooms, 4 bedrooms, 3 bathrooms all extending to 2,404 sq ft, set within its own stunning gardens and grounds.

- ♦ Quiet hamlet with breathtaking rural views and stunning sunsets
- ♦ Close proximity to railway station at Goring & Streatley with commuter trains direct into London Paddington
- ♦ Gated entrance onto driveway with double garage
- ♦ Beautiful landscaped gardens and grounds
- ♦ 3 reception rooms
- ♦ 4 bedrooms, 3 bathrooms, including downstairs bedroom suite/ garden room
- ♦ In all extending to approximately 2,404 Sq Ft



SITUATION

Coldharbour is a timeless hamlet comprising a small cluster of properties which are mostly period in origin including thatched brick and flint cottages, located in a peaceful and totally unspoilt rural area designated as of 'Outstanding Natural Beauty', on the edge of a high Chilterns escarpment overlooking the Thames Valley and conveniently situated between the villages of Whitchurch Hill and Crays Pond. The area offers a wealth of outstanding state and private schools within easy reach by either private transport, or extensive school transport routes which are in abundance.

There are good road communications for Reading, Henley on Thames, Wallingford, Oxford and both the M4 and M40 motorways. Main line stations at Goring, Pangbourne and Reading provide fast commuter services up to London (Paddington) in under the hour.

In addition to well revered nearby primary school at Whitchurch on Thames and Langtree secondary school in Woodcote, locally the area is also extremely well served by an excellent range of private schooling also, of particular note; St Andrew's, The Oratory Prep & Senior, Pangbourne College, Cranford House, Moulsoford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

Furzemoor Cottage is a picture perfect thatched cottage, sympathetically restored retaining many original features, including oak latch doors and stunning beamed rooms. The property was re-thatched just 2 years ago and over the years has been extended, with the current owners adding a wonderful garden room/bedroom 4 ensuite with large bi-fold doors opening onto its own terrace facing west, for stunning sunsets.



The majority of the windows have been replaced with wooden double glazed units. There is a separate dining room and then room flows into the sitting room. The sitting room has a door leading to a front porch for direct garden access and it has a large Inglenook fireplace with wood burner. The room is dual aspect and vaulted to the far end. A door then takes you through into the study and next to this in the garden room/bedroom 4 with ensuite shower room. The garden room has wall to wall bi-fold door for an uninterrupted breathtaking view across the fields and down towards Goring. As it is west facing, the sunsets are glorious and a terrace comes directly off the room to extend the seating opportunity. Upstairs, the main bedroom is to the further end of the landing and has a walk in wardrobe, then stairs down to its ensuite shower room. There are 2 further double bedrooms and a family bathroom. The landing area has access to a airing cupboard plus storage cupboard.

OUTSIDE

Located in a quiet rural hamlet off a country lane, a wooden five bar gate leads onto the driveway to Furzemoor Cottage, with the double garage straight ahead. Behind the garage is a large shed for garden storage. A path then leads in-between planted borders and then an archway with honeysuckle and rose surrounding takes you through into the beautifully manicured lawned garden, interspersed with mature shrubs, planted borders flowering throughout the year and trees, including a large Magnolia and Silver birch. The property borders open fields and the views and absolutely spectacular. There are several seating areas to sit and enjoy in total tranquillity, including a wonderful terrace on the side which captures the stunning sunsets across the Chilterns. The gardens are an asset to this lovely cottage and compliment it perfectly.

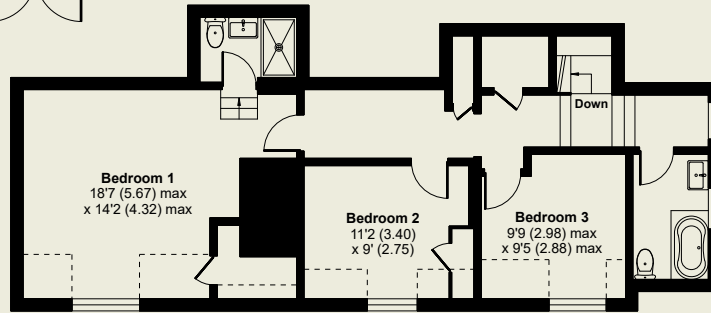
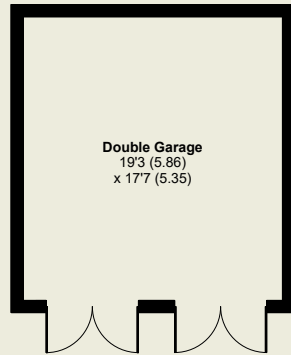




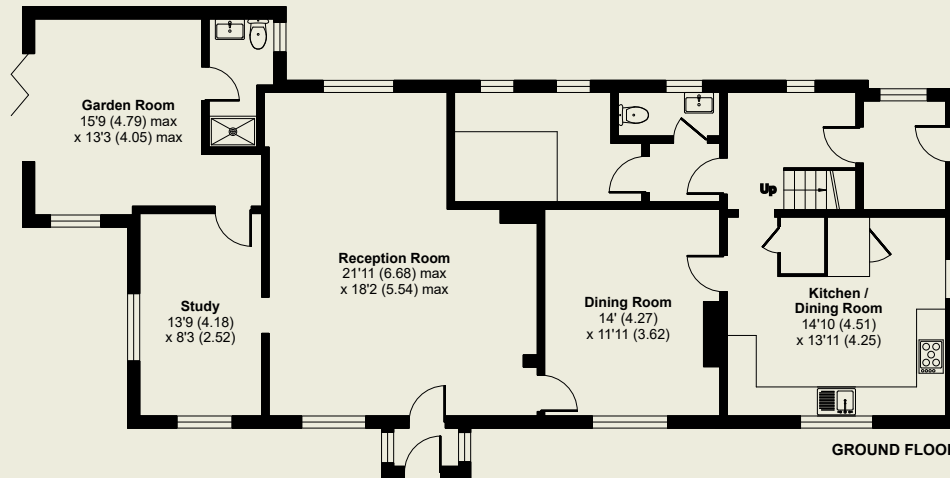
Furzemoor Cottage, Cold Harbour, Goring Heath, Reading, RG8 7SY

Approximate Area = 2003 sq ft / 186.1 sq m
 Including Limited Use Area(s) = 64 sq ft / 5.9 sq m
 Garage = 337 sq ft / 31.3 sq m
 Total = 2404 sq ft / 223.3 sq m
 For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR





GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Septic tank drainage. The property has a water softener and is fully alarmed.

Council Tax: G

Energy Performance Rating: D / 55

Postcode: RG8 7SY

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///manly.impaired.ordering

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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