



APARTMENT 1, CLEVEMEDE HOUSE

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
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Mainline Railway Station to London Paddington within the hour

- 10 minute walk ♦ Wallingford - 7 miles ♦ Reading - 10 miles

Newbury - 13 miles ♦ Oxford - 17 miles ♦ M4 (J12) - 10 miles

♦ M40 (J6) - 13 miles (Distances and times approximate)

Beautifully restored and impeccably presented, this exceptional two-bedroom ground floor apartment combines elegant Victorian character with luxurious contemporary finishes. Forming part of the distinguished Clevedeme House, the property has been sympathetically refurbished to an exceptional standard whilst retaining its original period features. The apartment enjoys a private walled terrace, a substantial four-room cellar, access to a private riverside garden on the banks of the River Thames, beautifully landscaped communal grounds approaching one acre, and the added benefit of a share of the freehold.

- ♦ Private walled terrace with independent rear access
 - ♦ Exclusive access to a private riverside garden on the banks of the River Thames
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- ♦ Comprehensively refurbished to an exceptional standard throughout
 - ♦ Magnificent secure communal reception hall with beautiful stained-glass windows
 - ♦ Elegant period features including high ceilings, picture rails and large sash windows
 - ♦ Stunning kitchen/dining room with space for a full-sized dining table and separate seating area
 - ♦ Separate utility/pantry room
 - ♦ Elegant sitting room with original fireplace
 - ♦ Luxurious Burlington shower room
 - ♦ Substantial four-room cellar offering excellent storage and future potential (subject to the necessary consents)
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- ♦ Beautifully maintained landscaped gardens and grounds approaching one acre
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- ♦ Easy walking distance to Goring village centre, mainline station and local amenities



SITUATION

Widely regarded as one of South Oxfordshire's most desirable villages, Goring-on-Thames enjoys a stunning setting within the Thames Valley, nestled between the Chiltern Hills and Berkshire Downs in the heart of the National Landscape. Renowned for its beautiful riverside walks and picturesque scenery, the village inspired literary classics including *The Wind in the Willows* and *Three Men in a Boat*.

The village offers an excellent range of independent shops, cafés, restaurants, traditional pubs, doctors' and dental surgeries, together with a mainline railway station providing fast services to London Paddington. Reading, Oxford, Newbury, the M4, M40 and Heathrow Airport are all within easy reach.

Just across the bridge lies the charming village of Streatley, home to the renowned Swan at Streatley hotel and Coppa Club, both enjoying spectacular riverside settings. Goring also benefits from a highly regarded primary school, excellent nearby state and independent schools, and a thriving community, making it an exceptional place to call home.

PROPERTY DESCRIPTION

Clevedeme House is an elegant late Victorian residence dating from around 1882, set within almost an acre of beautifully landscaped, mature grounds and approached via a private driveway leading to generous gravelled parking. One of Goring-on-Thames' most distinguished period homes, the building is rich in architectural character, with decorative brickwork, impressive bay windows and a striking gabled roof.

Originally built as a substantial family residence, Clevedeme House was thoughtfully converted into just eight individual apartments following the Second World War. Great care was taken to preserve the building's magnificent proportions and original character, most notably within the impressive communal reception hall, where beautiful stained-glass windows create a truly memorable first impression.

Today, Clevedeme House offers the rare combination of elegant period living, beautifully maintained communal gardens and a peaceful village setting, all within easy walking distance of Goring's amenities, mainline station and the River Thames.

APARTMENT

Apartment 1 Clevedon has been beautifully and sympathetically restored by the current owners, seamlessly blending elegant contemporary finishes with the property's original Victorian character. An extensive refurbishment has included complete rewiring, new plumbing, replacement radiators, quality finishes throughout and the installation of sound insulation within lowered ceilings, creating a home that is as practical as it is beautiful. Original features have been carefully preserved, including impressive high ceilings, deep original skirting boards, picture rails and large sash windows, all of which enhance the apartment's sense of space and character.

Accessed via the impressive secure communal reception hall, the apartment opens into a welcoming entrance hall with striking black and white chequerboard tiled flooring.

The elegant sitting room is beautifully proportioned, featuring engineered oak flooring, a bespoke fitted media unit and an attractive original fireplace, creating a wonderfully inviting space in which to relax.

The principal bedroom enjoys a beautiful bay window and fitted wardrobes, while the second double bedroom is currently arranged as a stylish home office and single bed, offering flexibility for guests, a nursery or remote working.

The luxurious shower room has been finished to an exceptional standard with Burlington sanitaryware and a beautifully tiled walk-in shower.

To the rear of the apartment lies the stunning kitchen and dining room, undoubtedly the heart of the home. Flooded with natural light from the three large windows overlooking the private walled terrace, the beautifully fitted kitchen features integrated appliances, granite worktop, solid brass handles, engineered oak flooring and generous proportions. There is ample space for a full-sized dining table together with a comfortable seating area, creating the perfect space for both everyday living and entertaining. A separate utility and pantry room provides excellent additional storage and practicality.

OUTSIDE

Clevedon House is tucked away at the end of an exclusive private close, approached via a gravelled driveway with generous residents' parking. Set well back from the road, the property enjoys an exceptionally peaceful setting within almost an acre of beautifully maintained landscaped gardens, mature trees and expansive lawns, offering both privacy and grandeur.

Apartment 1 benefits from its own private walled terrace, accessed directly from the kitchen and also via a private gate, giving the apartment many of the qualities of a house. Beautifully planted borders, a generous seating area and a useful garden shed create a secluded outdoor space, perfect for relaxing or entertaining.

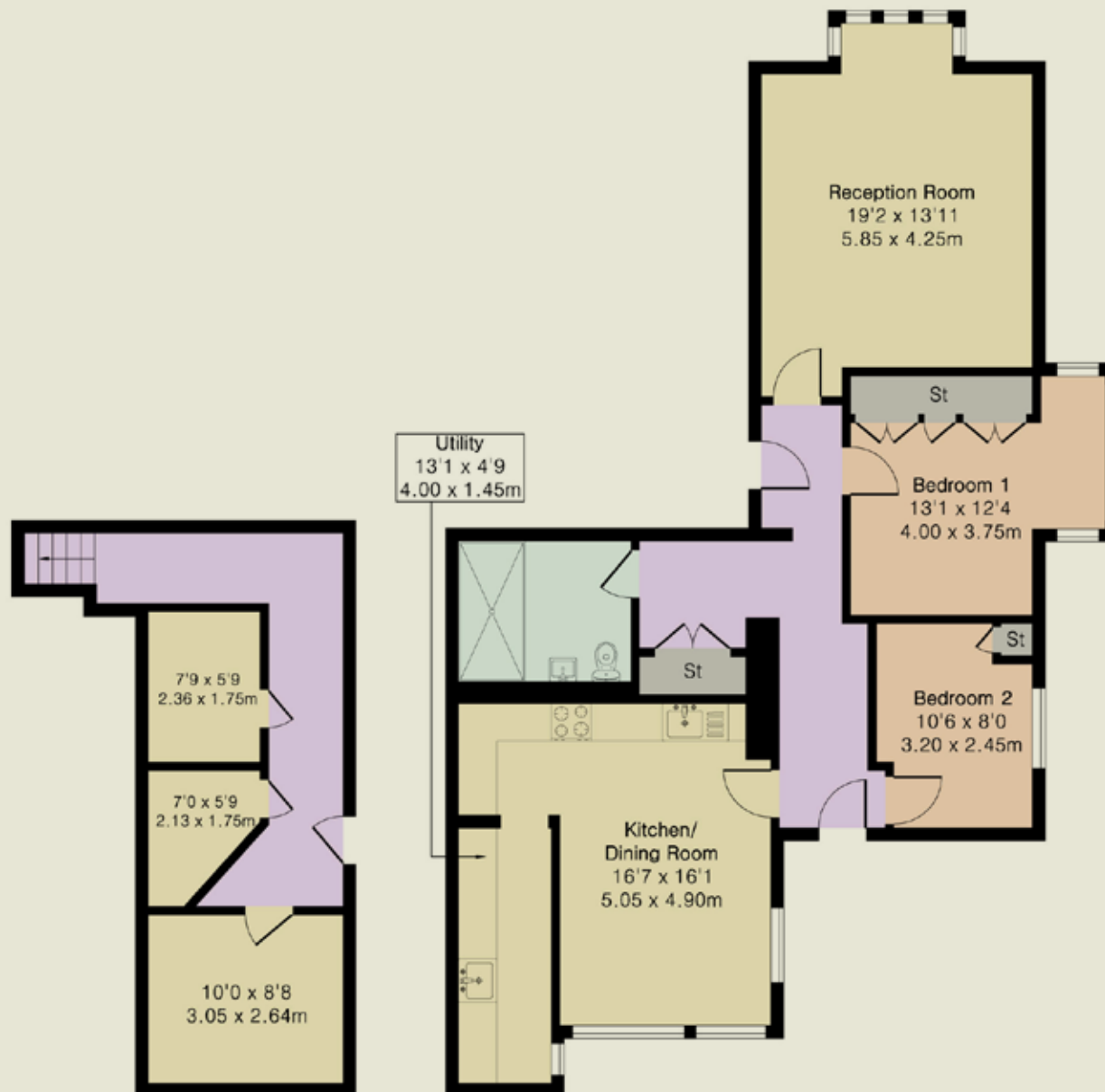
From the terrace, steps lead down to the substantial four-room cellar, an exceptionally rare feature offering extensive storage and excellent flexibility for a variety of uses, including a workshop, hobby space or wine cellar.



Approximate Gross Internal Area 1289 sq ft - 120 sq m

Cellar Area 297 sq ft – 28 sq m

Ground Floor Area 992 sq ft – 92 sq m



Cellar

Ground Floor





GENERAL INFORMATION

Tenure: Share of freehold

Each of the 8 Apartment owners have a 1/8th share in the Freehold Company.

Share of freehold 998 years from 1977.

Peppercorn ground rent

Service charge: £2,400 per annum

Services: All main services are connected. Gas fired central heating.

Council Tax: C

Energy Performance Rating: D / 59

Postcode: RG8 9BX

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 the High Street and immediately past the shops turn left into Cleeve Road. At the next junction with Glebe Ride continue straight across and towards the end of Cleeve Road turn right into Clevemedede. At the further end continue through the gated entrance into Clevemedede House where parking is easily available.

what3words:

///duck.paler.landowner

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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