



5 RAILWAY COTTAGES

GORING-ON-THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
www.warmingham.com

5 RAILWAY COTTAGES

GORING-ON-THAMES ♦ SOUTH OXFORDSHIRE

Goring & Streatley Station - 1 minute walk ♦ Pangbourne on Thames - 5 miles ♦ Wallingford - 6 miles ♦ Reading - 9 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 18 miles ♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 14 miles (Distances and times approximate)

Situated in this delightful picturesque Thames-side village, just a stone's throw from the mainline railway station providing direct access to London Paddington in under the hour, village shops, Ridgeway Path and River Thames.

A refurbished 3 bedroom mid terrace Victorian home with 3 reception rooms and with delightful West facing garden, and open views across to the wooded hillsides above Streatley.

♦ Situated Within 1 Minute From Commuter Train Line With Direct Train Into London Paddington

♦ Excellent School Catchment With Bus Services

♦ Popular Thameside Village With Extensive Amenities

♦ 3 Reception Room

♦ 3 Bedrooms

♦ Family Bathroom

♦ Attached Utility / Store Room

♦ In All Extending to Approximately 1,410 Sq Ft

♦ Mature Gardens & Grounds With Delightful Terrace

♦ Timber Storage Shed



SITUATION

Valley set between the Chiltern Hills and Berkshire Downlands as the river flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the river, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded bistro/café, choice of restaurants, boutique hotel, doctors and dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

There is a highly rated Primary school and in the local area are a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties, many Listed as being of significant architectural and historical interest.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty village surrounded by hills and woodlands now mainly owned by the National Trust.

Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

Railway Cottages comprises two terraces of 6 and are believed to date from the late Victorian era, fronting onto a cul-de-sac serving only the Cottages approached off the Reading Road, and sited on high ground overlooking Gatehampton Road and the railway station.

PROPERTY DESCRIPTION

5 Railway Cottages has undergone complete refurbishment in the last few years and offers well appointed period accommodation. The original front elevation overlooks its gardens, whilst the rear elevation enjoys a terraced courtyard entrance, with parking just in front.

The door leads into the kitchen which is a gally-style flowing directly into the dining area. There is a separate conservatory to the front also. At the back of the house is the sitting room which overlooks the garden. Also downstairs is the bathroom with bath and overhead shower. Upstairs there are 3 bedrooms, 2 doubles and 1 single. All rooms have stripped floorboards and feature fireplaces.

OUTSIDE

Fronting onto the cul-de-sac at the rear of the property is a private courtyard, with 2 attached utility / store rooms with the boiler located inside.

Across the back of the cottage, there is a lovely west facing terrace looking out across the garden which has shrubs and plants interspersed in the large lawn with a shed halfway down.



5 Railway Cottages, Goring on Thames, RG8 0ES

Approximate Gross Internal Area = 131 sq m / 1410 sq ft



GENERAL INFORMATION

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

Energy Performance Rating: D / 68

Postcode: RG8 0ES

Local Authority: South Oxfordshire District Council

VIEWING

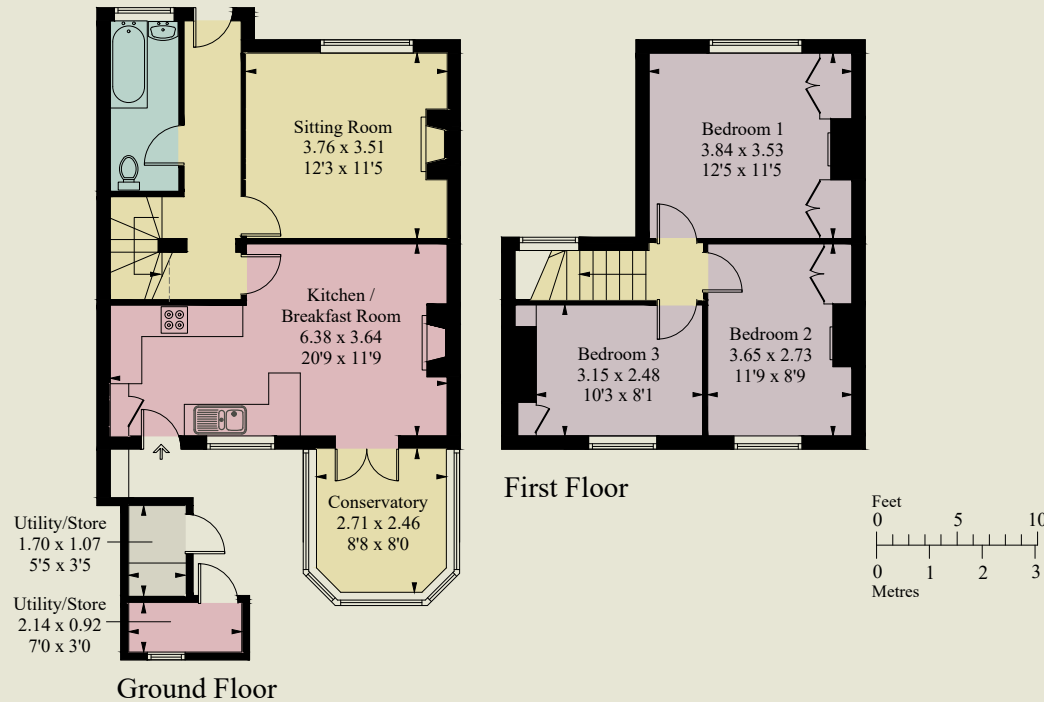
Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames turn right and proceed up to the top of the High Street. At the railway bridge junction turn right and in a further 150 yards turn left into Reading Road. The cul-de-sac leading to Railway Cottages will then be found almost immediately on the right hand side. No 5 will be found approximately half way along 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.



CREATESPACE DESIGN ref 148

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



Warmingham
www.warmingham.com

01491 874144

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

E: sales@warmingham.com

www.warmingham.com