



THREE ACRES

CRAYS POND ♦ OXFORDSHIRE



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Woodcote - 1 mile ♦ Goring and Streatley Train Station - 2 ½ miles

♦ Reading - 6 miles ♦ Pangbourne on Thames - 3 miles ♦ Oxford

- 21 miles ♦ Henley on Thames - 13 miles ♦ M4 at Theale (J12) -

8 miles ♦ M40 at Lewknor (J6) - 17 miles ♦ Newbury - 15 miles

♦ Wallingford - 7 miles (Distances approximate)

Within a rural hamlet, offering excellent road and rail links at both Goring and Pangbourne with commuter train into London Paddington in under an hour.

A spacious detached chalet bungalow inclusive of detached garage, set in beautifully landscaped gardens and grounds and with an adjoining paddock approximately 3 Acres with stabling, feed store, cabin and bar with kitchen all totalling approximately 5,001 sq ft.

♦ A Beautifully Presented 6 Bedroom, 3 Bathroom Detached House

♦ Within Close Distance Of The Mainline Railway Station To London Paddington In Well Under The Hour

♦ Set In 2.9 Acres of Garden and Grounds, Including Adjoining Paddock With Stabling, Store, Workshop & Bar

♦ Large Circular Driveway and Detached Garage

♦ 3 Reception Rooms, Including Family Kitchen/Dining Room/ Conservatory

♦ Study

♦ 3 Bedrooms and 2 Bathrooms (Downstairs)

♦ First Floor with 3 Bedrooms, Dressing Room and Family Bathroom

♦ All Accommodation & Outbuildings Extending To Approximately 5,001 sq ft



SITUATION

Crays Pond is a small rural hamlet community situated on high ground on the southern edge of the Chilterns in an area of 'Outstanding Natural Beauty' to the north of Reading just above the scenic Thames Valley. Centred around an historic Pond, the village is ideally placed with excellent road communications for Reading, Wallingford, Henley and the M4 and M40 motorway networks.

The riverside villages of Pangbourne and Goring are both easily accessible, each offering established shopping centres and a range of facilities, including modern health centres, and, importantly, mainline commuter stations with regular fast services up to London (Paddington) in well under the hour. There are also a number of restaurants, hotels and olde worlde inns in the immediate local area.

The nearby village of Woodcote offers everyday shopping facilities including a Co-Op supermarket open seven days a week, convenience stores, modern health centre and highly rated primary and secondary schools.

In addition to having well revered and outstanding local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

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.

PROPERTY DESCRIPTION

Three Acres is a converted bungalow, having been renovated by the current owners and now offering generous and flexible accommodation across 2 floors. Entrance is under an open porch, then door leading into the hallway with staircase to the far end and cloakroom. There is a study/office and then the living room with triple aspect and coal fire. With views looking out across the garden is the kitchen dining room with conservatory off. Offering a wonderful light and airy social space, the kitchen is fully fitted with island separating the dining area. A door leads into the utility room. The main bedroom downstairs has fitted wardrobes and there is an ensuite with bath and separate shower. There are two further bedrooms, one with ensuite shower room and walk in wardrobe. Upstairs, the landing area has a large Velux window spilling in masses of natural light and 2 cupboards. There is a snug/dressing area leading into a bedroom to the far end. 2 further bedrooms and a family bathroom complete the upstairs accommodation which offers plenty of storage in the eaves.

OUTSIDE

Located behind hedged boundaries and double electric gates offering privacy, Three Acres has a generous gravelled frontage and parking for several cars. The detached garage has an electric door and there is a boiler room on the back. The rear garden has a stunning terrace stretched out down the side and across the back and a wonderful covered area, offering plenty of dining and entertaining opportunities. Offering total seclusion, the garden is mainly laid to lawn with a colourful border of plants and flowers in the middle and mature trees to the far end. To the right, the driveway continues down the side and five bar gate opens out leading on to the paddocks at the back. There are several buildings within the paddocks, including stabling and feed store, as well as a converted cabin/bar with kitchen. The outlook is truly spectacular and the paddocks offer a unique opportunity.





**Approximate Gross Internal Area 5001 sq ft - 464 sq m
(Including Garage & Outbuilding)**

Ground Floor Area 2090 sq ft – 194 sq m

First Floor Area 980 sq ft – 91 sq m

Garage Area 285 sq ft – 26 sq m

Outbuilding Area 1646 sq ft – 153 sq m





GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Central heating and hot water from oil fired boiler located behind the garage.

Council Tax: G

Energy Performance Rating: D / 59

Postcode: RG8 7QG

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From Warmingham offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the Rail Bridge junction turn right and then next left into Reading Road by Tesco Express. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching Crays Pond, continue along and just past the entrance to Garton End, Three Acres will be found on the left 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.

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