



17 THAMESBANK

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Pangbourne - 5 miles ♦ Wallingford - 6 miles ♦ Henley-on-Thames

- 13 miles ♦ Reading - 10 miles ♦ Oxford - 19 miles

♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦

M40 at Lewknor (J6) - 14 miles (Distances approximate)

Situated in an unrivalled riverside location in the central part of the village within a delightful courtyard setting, and afforded stunning westerly views from the communal gardens and grounds overlooking the River Thames and protected water meadows opposite, with the wooded hillsides above Streatley as a backcloth, a completely renovated 2 bedroom Mews house, sympathetically formed from the original period stabling, extending to approximately 1,006 sq ft, in an exclusive complex for the over 55's, and ideally situated within walking distance of shops, amenities and the mainline station providing direct access to London Paddington within the hour.

♦ Fabulous location in approximately 2 acres of lawned gardens and grounds with over 100 yards direct River frontage, a period Boathouse, and mooring facilities

♦ Exclusive development for the over 55's in a prime village position within a period conversion of stabling with original Edwardian architecture carefully retained

♦ Totally renovated to a high standard

♦ 24 hour Emergency Call System with emergency call button

♦ Steps from inner Courtyard up to hardwood decked and railed front Terrace

♦ Reception Hall

♦ Cloakroom

♦ Sitting Room

♦ Kitchen / Breakfast Room

♦ Split level Landing with access to Loft

♦ Two double Bedrooms, 1 with wall to wall fitted wardrobes

♦ Shower Room

♦ In all approximately 1,006 sq ft

♦ Beautifully landscaped Inner Courtyard providing a unique private setting

♦ Private drive entrance leading to parking area and separately to secure underground parking with designated space and storage facility and an internal access up to front lobby for Residents with immediate access to Mews houses and Apartment



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. The area is also extremely well served by an excellent range of state and private schooling.

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 is the Swan at Streatley, a luxury 4 star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

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.

Thames Road is approached off the High Street opposite the Village Hall and just before going over the river bridge into Streatley High Street. It is a highly regarded residential no-through road, tree lined and comprising a limited number of desirable individual properties, many dating from around the turn of the 19th Century and reflecting the grand architectural style of the late Victorian and Edwardian eras.

PROPERTY DESCRIPTION

Thamesbank originally comprised a substantial Edwardian village house of distinguished appearance occupying an enviable position on the River set in mature gardens. In the late 1980's the property was acquired by Beechcroft a highly successful development company specialising in providing retirement homes in the upper end of the market. The main part of the house was demolished, but the stabling wing around a courtyard was retained and sympathetically converted into 5 mews houses, with a new 2 storey main wing added having 16 luxury apartments within the new building erected, displaying in a very successful grandiose style, matching the architecture of the original house. The new development was opened by Lord Heseltine and Beechcroft at this time won a number of major design and landscaping awards. In recent years Beechcroft has joined forces with the English Courtyard Association who were another development company specialising in upper market retirement schemes and the new company is now called, Cognatum.

17 Thames Bank has a delightful southerly aspect overlooking the attractive landscaped inner courtyard, with all its principal rooms being light and bright and benefitting from a warm and sunny outlook. Totally renovated by the current owner the ground floor has brand new oak flooring throughout and stunning Neptune kitchen. The sitting room opens directly on to the balcony, perfect for 'Al Fresco' dining. Upstairs there are 2 double bedrooms, one with wall to wall fitted wardrobes. The walk in shower room is fully tiled and luxurious. There are high ceilings throughout, adding to the feeling of space, and casement windows, all combining to create a tasteful character ambience.

OUTSIDE

Thamesbank has an ideal position at the end of a quiet Road whilst being in the heart of the village. An impressive entrance opens onto a driveway leading to an outside parking area for residents and guests, with a further drive off leading to a walled entrance to an integral secure underground parking area with designated bays and with similar designated storage facilities. At the further end of the parking area is a private lobby area with a wide turning staircase up to a ground floor private lobby / hall, located adjacent to the courtyard entrance and the apartments.

The 5 Mews houses have the benefit of the private landscaped inner courtyard, in addition to the extensive mainly lawned riverside gardens and grounds, which extend in all to approximately 2 acres. There is over 100 metres of direct river frontage, with at one end, a refurbished period brick dry boathouse with tiled roof, together with a limited number of moorings, which are available for use by the Residents subject to availability and cost.

Simply delightful, with awe-inspiring views over the river and to the hills and wooded escarpment beyond, early viewing is advised.



17 Thames Bank, Thames Road,
Goring on Thames.

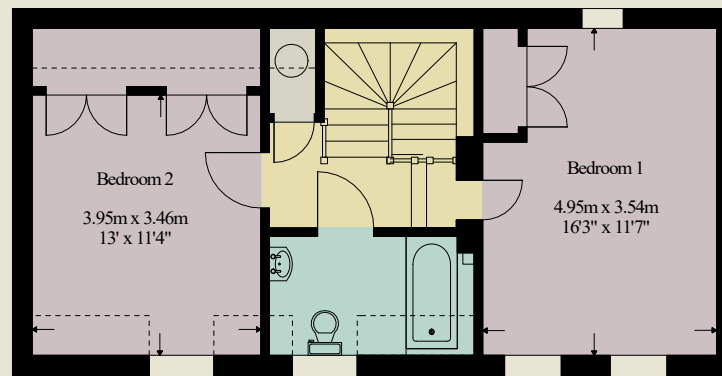
Approximate gross internal area
93.44 sq.m. 1006 sq.ft.



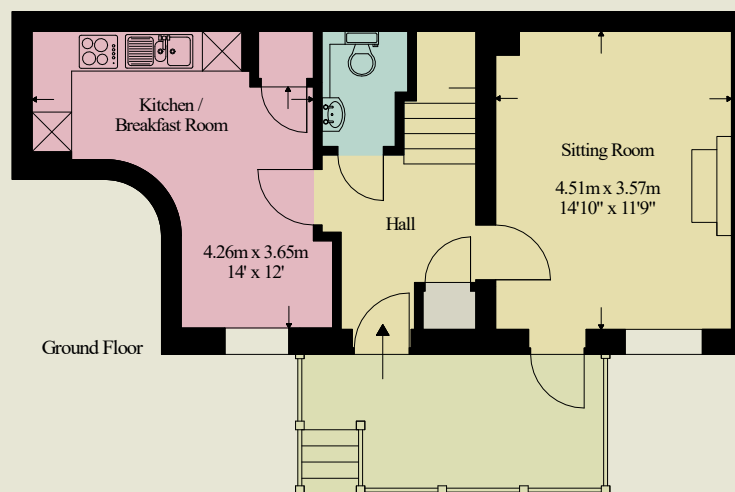
Scale: 1 2 3 Metres
5 10 Feet

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First Floor



Ground Floor



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected. Heating from brand new efficient electric wall heaters. Hot water from pressurised electric boiler/wet system. Re-wired by current owner.

Energy Performance Rating: D / 58

Postcode: RG8 9AH

Local Authority: South Oxfordshire District Council

Telephone: 01235 422 422

TENURE

The mews cottages and apartments all have the benefit of a 999 year lease. There are no ground rents payable but there is an annual charge for communal upkeep of the property and grounds. Currently charges are £2000 paid quarterly and cover buildings insurance, routine maintenance of the property and the grounds, and a secretary who looks after the day to day management of Thames Bank. The full building exterior has been re-painted in 2026.

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From the centre of Goring proceed down the High Street and turn right into Thames Road opposite the Village Hall. Thamesbank is the last property in the road on the left-hand side. Number 17 can be found in the courtyard, under the archway in the left hand corner.

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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