

KNIGHTSTONE

GORING-ON-THAMES ✦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) 1 mile ✦ Reading 11 miles (London, Paddington 27 minutes) ✦ M4 (J12) 11 miles ✦ M40 (J6) 14 miles ✦ Henley on Thames 12 miles ✦ Oxford 19 miles ✦ Wallingford 8 miles
(Distances and times approximate)

Currently under construction, a 2 bedroom semi-detached brick and flint cottage, one of only 2 properties, within the heart of the village and close to all amenities.

Expected completion Autumn 2026, accommodation includes; entrance hall, sitting/dining room, kitchen, utility room, W.C, lounge, 2 bedrooms and bathroom with bath and separate shower.

- Period brick and flint style, with high eco credentials including solar panels
- Large lounge with log burner
- Downstairs shower room
- Perfect for downsizers
- Driveway parking for 2 cars
- 775 sq ft
- Off street allocated parking with EV charger
- South facing rear garden





SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands above the village of Streatley. The area is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. Goring has been awarded the prestigious 'Oxfordshire Village of the Year'. It has also won the 'Britain in Bloom' competition several times including 2022. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, a riverside café, a gastropub with rooms, a lovely traditional pub, a full NHS practice, veterinary practice, dentist and library. The village hosts numerous popular and well attended annual events.

Importantly, a mainline railway station provides fast commuter services to London Paddington in 45 minutes. 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-on-Thames is The Swan at Streatley, a luxury 4-star riverside hotel with adjoining Coppa Club, riverside Lobster Bar and gym.

The area is extremely well served by an excellent range of state and private schooling, which includes not only the ever popular Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford School, Moulsford Preparatory School, The Oratory Preparatory & The Oratory School, St Andrews Preparatory 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.

Elizabeth Line services commenced from Reading, which together with the completed electrification of the GWR line, has significantly improved travelling times to central London and the City, Heathrow and as far east as Essex.

PROPERTY DESCRIPTION

A beautifully designed brick and flint semi detached cottage.

Entrance is into a hallway with staircase and large understairs cupboard. A door then leads into the sitting room with log burner. The kitchen faces the garden and is fully fitted. There is a separate utility room and then a downstairs shower room. Upstairs there are 2 double bedrooms and family bathroom with bath and separate shower.

OUTSIDE

To the front of the property is a large paved driveway, allowing for parking for 2 cars. The rear garden is south facing.











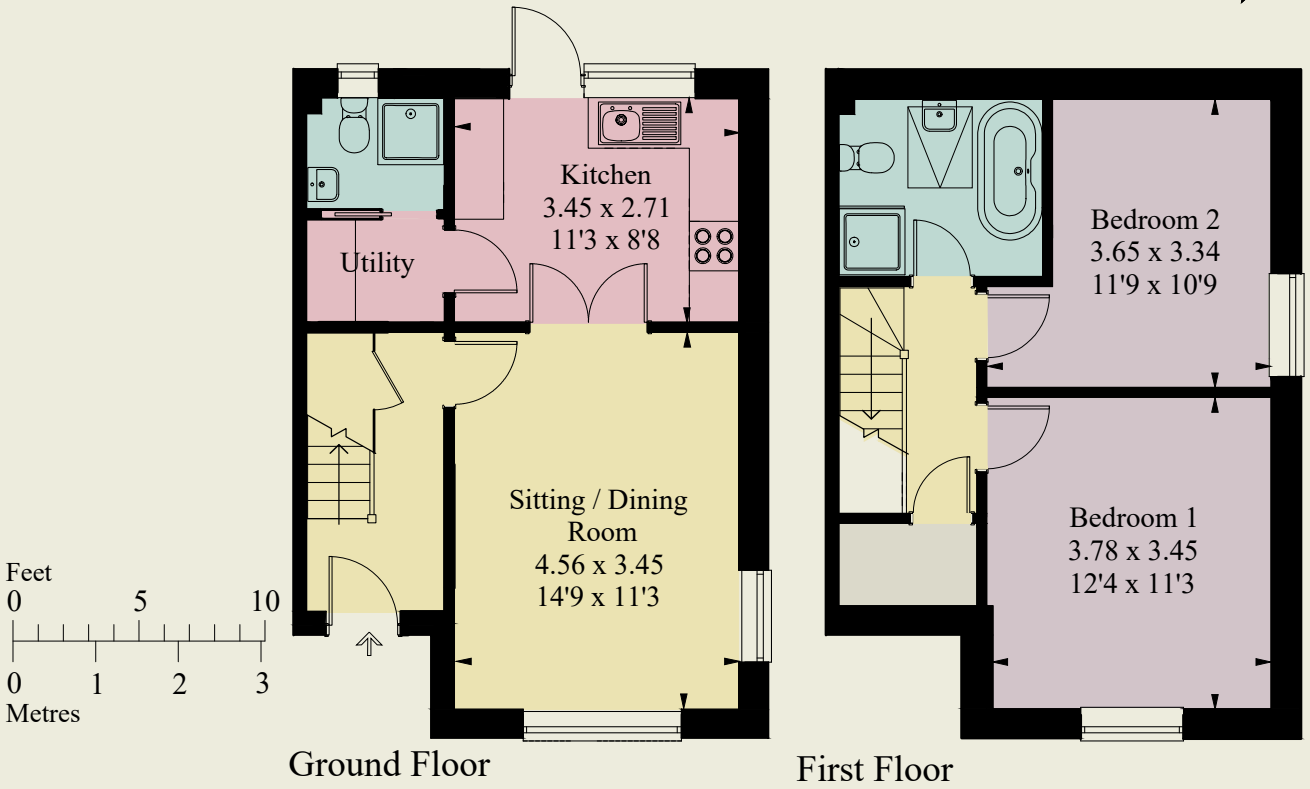






Knightstone, Station Road, Goring-on-Thames, Oxfordshire, RG8 9HA

Approximate Gross Internal Area = 72 sq m / 775 sq ft



CREATESPACE DESIGN ref 689

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





GENERAL INFORMATION

Services: Electric, water and drainage are connected. Central heating and domestic hot water from electric source.

Council Tax: TBC

Energy Performance Rating: TBC

Postcode: RG8 9HA

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 then take the path on the right towards the Wheel Orchard Car Park. Continue past and out onto Station Road with the Library facing you. Knightstone is on the right hand side of the Library.

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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