

COTTESMORE

28 ELVENDON ROAD ✦ GORING ON THAMES ✦ OXFORDSHIRE

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Reading - 10 miles ✦ Newbury - 13 miles ✦ Oxford - 19 miles ✦ M40 At Lewknor (J6) - 15 miles ✦ M4 At Theale (J12) - 9 miles ✦ Heathrow Airport - Approx. 40 miles ✦ Wallingford - 5 miles ✦ Henley on Thames - 13 miles (Distances approximate)

A detached bungalow situated within this popular residential road, providing easy access to the well regarded village Primary school and mainline train station. The property has been fully refurbished and enhanced inside and out by the current owner in recent years, including a new open plan kitchen/diner/lounge, two new bathrooms, a replaced roof and heating system, as well as a newly built brick garage and excavated garden.

The garden is a fantastic size, with the plot as a whole measuring 0.18 acres and facing South to the rear, with the various garden sections providing an abundance of different uses, currently including an outdoor kitchen and garden studio, ideal for home working, as well as gated access onto the adjacent Bourdillon Field which allows easy access off street to the Primary school. The property has planning permission granted for a double storey extension, which would provide open plan living accommodation to the ground floor and four bedrooms (one en-suite) to the first floor, with 1,712 sq ft of accommodation.

- Detached Bungalow
- Fully Refurbished Throughout in Recent Years

- Planning Permission Granted for Double Storey Extension

- Sitting on a Plot of 0.18 Acres
- South Facing Rear Garden Measuring 130 ft.

- With No Onward Chain

- Private Driveway to the Front & Side
- Detached 7x5 meter Garage
- Insulated & Heated Garden Studio with Bi-Folding Doors

- Conveniently Located for Primary School



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames 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.

Crossrail services have commenced from Reading which together with the electrification of the line significantly improves travelling times to Paddington and central London destinations.

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 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.

Elvendon Road is approached off the Wallingford Road and leads out of the village in an Easterly direction, winding up through the scenic Elvendon Valley passing the Grade I Listed Elvendon Priory with private, Estate owned farmland and woodland on each side.

The Primary School and a local Shop are in close proximity the former having easy off road access via Bourdillon Field and the main High Street and Station are also within easy reach.

The tree lined road is known for its abundance of spring flowers especially bluebells and for the chestnut trees which extend along part of the road as it climbs up to Goring Heath and Woodcote. Many footpaths and bridle ways give access over this delightful area of unspoilt countryside.

PROPERTY DESCRIPTION

A covered porch and door at the side opens into the open plan kitchen/diner/lounge. The kitchen is fitted with a range of units including a large central island with oak worktop incorporating the double ovens and induction hob and a breakfast bar. The remainder of the kitchen has granite worktops and an integral dishwasher. The living area has a woodburning stove. Double doors from the kitchen lead out to the garden. The main bedroom is rear aspect with an en-suite shower room and full slate tiling. There are two further bedrooms, both doubles in size, and the family bathroom is fitted with a shower, and has a utility cupboard with space for stacking washer and dryer and underfloor heating.

Planning Permission has been granted for a double storey extension providing four first floor bedrooms. The approved application can be found using reference P23/S0296/HH on the SODC planning register.

Confirmation that planning permission P23/S0296/HH has been lawfully implemented due to a material operation on site having commenced can be found using reference P26/S0947/LDE.

OUTSIDE

A shingled drive provides off street parking at the front. The front is bounded by laurel and copper beech hedging for privacy. Electric gates at the side lead to further parking space and the detached garage.

To the rear, the garden is entirely South facing, providing several multi-use areas in which to enjoy the sun and slightly elevated position, and measuring approximately 130ft in length. A gravelled area is accessible from the property, with steps leading up the garden, which has been gently terraced to create entirely usable space. The first terrace is laid with patio and offers a covered space currently housing an outdoor kitchen (agent's note: there is also scope to add a gardener's loo to this section, with water and drainage pipes available). The next terrace is laid with artificial turf for low maintenance, and provides access to the garden studio. The top terrace is laid with bark with a storage container, providing further potential to add another outbuilding if desired, with water, drainage and electric piping in situ. A path at the side of the garden leads up to a gate at the rear, providing direct access to Bourdillon Field and making it very convenient to walk to the primary school whilst avoiding all roads. The garden is fully enclosed by timber fencing, and the plot as a whole measures 0.18 acres.

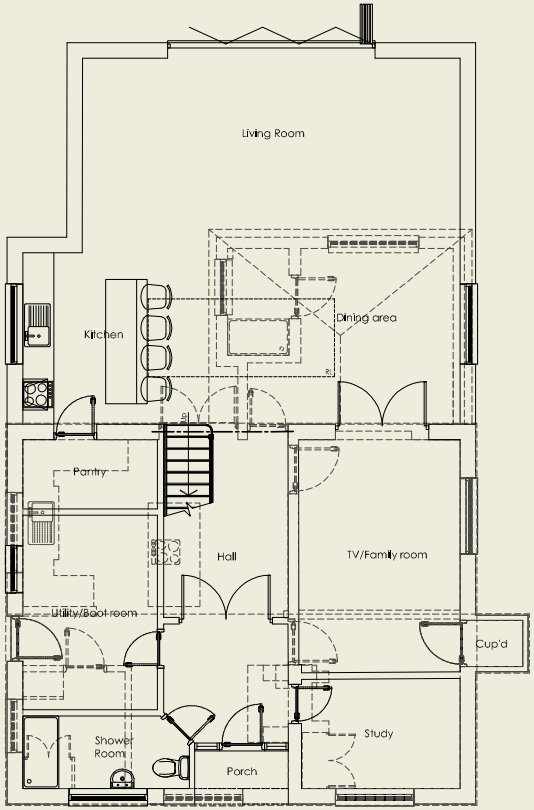




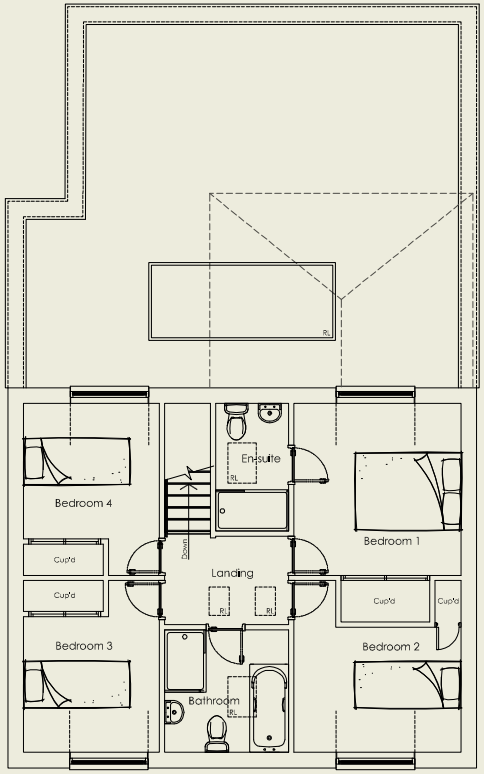


A3

NORTH



Proposed ground floor plan



Proposed First plan

Notes

This drawing is to be scaled for planning purposes only.
All dimensions are in millimeters unless noted otherwise.
This drawing to be read in conjunction with drawings 001 to 008
All dimensions to be checked on site prior to the commencement of any construction.
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Revisions:

Rev	Date	Description
A	08.03.23	Bathroom dormer removed roof window added

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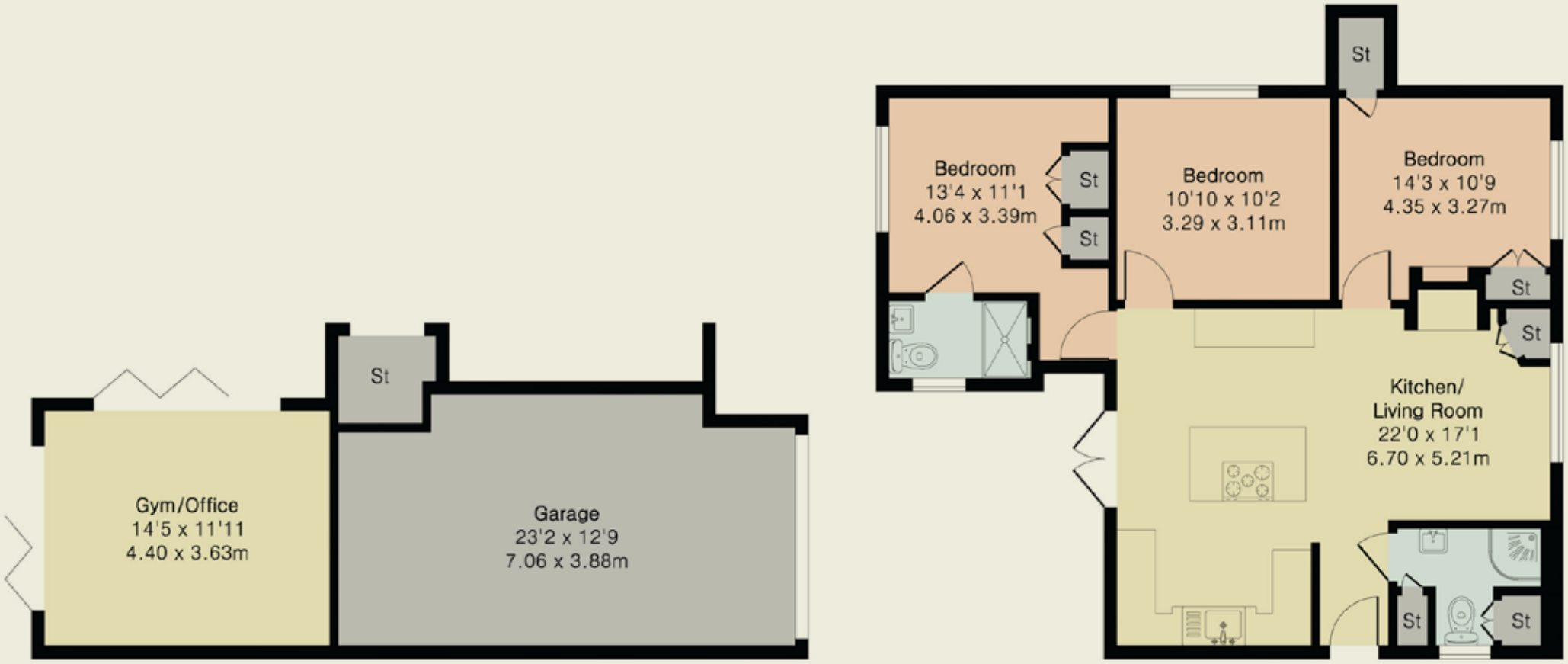
Project
28, Elvendon Road, Goring, RG8 0DU.

Drawing title
Project Number: K241
Drawing Number: 005
Scale: As shown @ A3
Date: Dec 2022
Title: Proposed ground & first floor plans
Revision: A

0 1m 2m 5m
Scale 1:100

Approximate Gross Internal Area 778 sq ft - 72 sq m
(Excluding Garage)

Garage Area 479 sq ft – 44 sq m



Garage













GENERAL INFORMATION

Services: WiFi controlled electric panel heaters, electric pressurised water heating. Mains water and drainage.

Council Tax: E

Energy Performance Rating: E / 45

Postcode: RG8 0DU

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
///ombudsman.search.twist

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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