



KITE COTTAGE

LIMETREE ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com



KITE COTTAGE

LIMETREE ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

High Street shops, river and station - within 5 minutes easy walking distance
♦ Pangbourne on Thames - 5 miles ♦ Wallingford on Thames - 6 miles ♦
Oxford - 20 miles ♦ Henley on Thames - 13 miles ♦ Reading - 10 miles
♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 15 miles
(Distances and times approximate)

In a sought after location, close to all the village amenities including the High Street shops, river and train station at Goring & Streatley with commuter service to London Paddington within the hour.

A very bright and beautifully presented detached residence in a highly sought after residential road nestled in the heart of this riverside village. Thoughtfully extended and enhanced by the current owners including a fabulous open plan kitchen/living/dining room. The property offers a versatile accommodation arrangement and enjoys enclosed landscaped gardens.

♦ Detached Residence

-
- ♦ Sought after location
 - ♦ Central village position
 - ♦ Walking distance of amenities and mainline railway station

-
- ♦ Immaculately presented
 - ♦ Versatile accommodation
 - ♦ Large open kitchen

♦ Dining / family room opening onto a garden room

♦ Detached double garage



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands opposite above the village of Streatley. The area is known geographically as the 'Goring Gap' and is an Area of Outstanding Natural Beauty. Goring has previously been awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include senior school, an excellent range of interesting shops and restaurants, together with 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.

Elizabeth Line services have 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

Covered porch with front door leading to an entrance hall with staircase to the first floor and doors to all principal ground floor rooms. The open plan kitchen is the hub and focal point of the ground floor, a fantastic well thought out space that includes a fully fitted kitchen with integrated appliances and granite worksurfaces. This space continues into a garden room with a vaulted ceiling and 3 sets of bifold doors onto the patio terrace. The L-shaped living room/study is double aspect with 2 French doors onto the garden. (This room has been designed for future proofing so that this area could be divided to create a

further ground floor room/bedroom). To complete the ground floor accommodation there is a modern bathroom/wet room with separate shower, and a utility room off the kitchen.

To the first floor, there is a generous multi-aspect landing with a study area and offering fantastic views distant views towards the National Trust of Lardon Chase. The principle room is double aspect with a vaulted ceiling and feature glazed window overlooking the garden room. There are two further double bedrooms and a separate shower room.



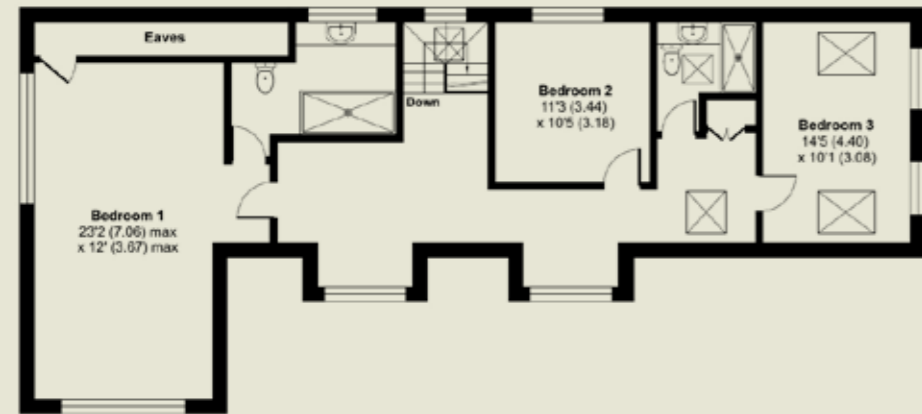


OUTSIDE
Paved driveway providing off road parking and access to the detached double garage and further gated driveway for parking. The gardens are fully enclosed with a feature wall which runs the whole length of the east boundary. The gardens have been wonderfully landscaped to include a South West facing patio terrace, lawned garden and well stocked variety of flower and shrub beds and borders throughout. Detached double garage with power and light. Power and water to the outside.

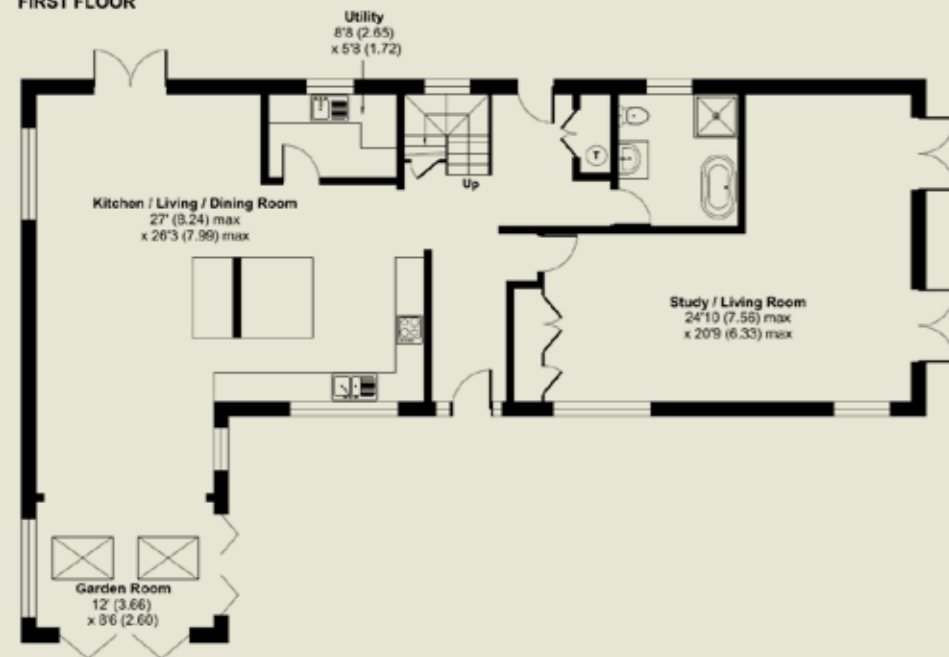
Kite Cottage, Goring on Thames, Oxfordshire, RG8 9EY

Approximate Area = 2383 sq ft / 221.3 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Warmingham Limited. REP: 1429405



GENERAL INFORMATION

Services: All mains are connected. Central heating and hot water from gas fired boiler.

Council Tax: G

Energy Performance Rating: D / 60

Postcode: RG8 9EY

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///stunt.evidence.busy

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.



01491 874144

4/5 High Street, Goring-on Thames

Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

