



RONDA

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Station (London Paddington within the hour)
- 5 Minutes Walk ♦ Reading (London, Paddington 27 minutes) -
11 Miles ♦ M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley on
Thames - 12 Miles ♦ Oxford - 19 Miles ♦ Wallingford - 4.5 Miles
(Distances and times approximate)

Quietly situated in the heart of this riverside village, just a few minutes' walk to the River Thames, shops, restaurants, and mainline railway station providing access to London in under the hour.

A delightful detached property offering well proportioned accommodation, including 3 reception rooms, 4 bedrooms and 2 bathrooms, plus detached double garage, extending to 1,983 sq ft all set within a plot of 0.228 of an Acre.

- ♦ Within a 5 Minute Walk From the Village Centre
- ♦ Riverside Walks & Amenities Close Walking Distance
- ♦ Goring Primary & Langtree School Catchment

- ♦ 3 Reception Rooms
- ♦ Fitted Kitchen & Utility Room
- ♦ Main Bedroom with Built In Wardrobes & Ensuite Bathroom
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom

- ♦ Detached Double Garage & Driveway

- ♦ In All Approximately 1,983 Sq Ft



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 is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a primary 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.

The area is also 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, Moulsoford 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

Most charming in architectural design and providing great light and space throughout, and particularly generous accommodation of approximately 1,983 sq ft, including the detached attached garage.

Opening through into a porch area, then glazed door leads into the reception hall, with staircase and cloakroom. To the front of the house is both the family room and dining room. The family room has a lovely bay window and then glazed doors take you into the lounge with sliding doors overlooking the terrace and garden beyond. The dining room connects through to the kitchen which is found at across the back of the house. There is a separate utility room with back door. Upstairs the main bedroom has double built in wardrobes and has an ensuite bathroom with bath and overhead shower as well as incorporating an airing cupboard. There are 2 further double bedrooms, both with built in wardrobes and a single bedroom plus a family bathroom with bath and separate shower.

OUTSIDE

Quietly situated off Cleeve Road, the house is set within a generous plot of 0.228 of an Acre. To the front is a double garage with up and over door and parking in front and large lawn with mature planting. Black metal gates then lead round to the garden, which wraps round the house, with large lawn off to the side with raised beds and gardeners shed and the lawn extends round to the back with lots of mature trees, shrubs and borders filled with planting. A terrace comes off the back of the house offering a wonderful seating area to sit and enjoy in total peace and tranquillity. To the side is a paved area and shed.



**Approximate Gross Internal Area 1681 sq ft - 157 sq m
(Excluding Garage)**

Ground Floor Area 847 sq ft – 79 sq m

First Floor Area 834 sq ft – 78 sq m

Garage Area 302 sq ft – 28 sq m



Garage

Ground Floor

First Floor

GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Central heating from gas fired boiler located in the utility room.

Council Tax: G

Energy Performance Rating: D / 66

Postcode: RG8 9DQ

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 proceed up towards the top of the High Street where immediately after shops bear left into Cleeve Road. Continue straight along Cleeve Road and just before the entrance to Court Gardens, there is a small private road called Howgate Drive. Enter here and Ronda is the last house on the right 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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