



MERDON COTTAGE

CROFT ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Goring Railway Station (London Paddington within the hour)

- 5 minute walk ♦ Streatley High Street / River - 0.25 miles

♦ Reading - 10 miles (London Paddington 27 minutes) ♦

M4 (Junction 12) - 10 miles ♦ Henley on Thames - 13 miles

♦ Newbury - 14 miles ♦ Oxford - 17 miles

(Distances and times approximate)

A rarely available detached family home situated within a prime sought after residential road very near the amenities on the High Street of this riverside village. The property would benefit from some cosmetic updating, and offers generous accommodation totalling 1,879 sq ft in all, with three reception rooms and four bedrooms. Sitting in a delightfully mature plot measuring 0.21 acres, with an East facing rear garden and a garage. The property is sold with no onward chain.

♦ Detached Family Home

♦ Village Centre Location

♦ Within a Sought After Residential Road

♦ With No Onward Chain

♦ Three Reception Rooms

♦ Four Bedrooms

♦ East Facing Rear Garden

♦ Overall Plot of 0.21 Acres

♦ Detached Garage



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.

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.

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.

PROPERTY DESCRIPTION

The front door opens into an enclosed front porch with terracotta quarry tiled flooring, and another door which opens into the entrance hall with a coat cupboard and a WC. The sitting room is a lovely triple aspect space with a gas fire with stone surround and French doors onto the East facing patio. Double doors also open from the sitting room into the dining room, which also leads into the kitchen (and has a separate entrance from the hall as well). The kitchen is also rear aspect, fitted with a matching range of units with space for freestanding appliances and a door to the side. A study with a bay window overlooking the front completes the ground floor.

The staircase leads to the first floor galleried landing with an airing cupboard. The main bedroom is double aspect overlooking the rear garden, with a basin and built-in wardrobes. There are additionally three further bedrooms, two doubles in size and one single. The family bathroom is fitted with a bath with Aqualisa power shower over, and a separate toilet.

OUTSIDE

A driveway at the front leads to the garage. The front garden is lawned with mature chestnut trees and hedging to the front and side providing privacy. Access at both sides leads to the rear.

The rear garden is a delight offering an easterly orientation, with a flagstone patio accessible from the sitting room and opening to a garden laid to level lawn. Planted beds run around the perimeter of the garden, which is bounded to the sides and rear with timber fencing, and has a timber shed. The plot as a whole measures 0.21 acres.

The detached garage has double timber doors, a pedestrian door to the side, light and power and rafter storage above.





**Approximate Gross Internal Area 1879 sq ft - 175 sq m
(Including Garage)**

Ground Floor Area 881 sq ft – 82 sq m

First Floor Area 793 sq ft – 74 sq m

Garage Area 205 sq ft – 19 sq m





GENERAL INFORMATION

Services: All main services are connected. Gas central heating and hot water.

Council Tax: G

Energy Performance Rating: D / 62

Postcode: RG8 9ES

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///buzzing.uncle.motel

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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