

12 QUEENS COURT

GORING ON THAMES ✦ OXFORDSHIRE

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Mainline Station - 2 mins walk ✦ Goring Centre and River - ¼ mile ✦ Reading - 10 miles ✦ Oxford - 19 miles ✦ Wallingford - 5 miles ✦ M4 at Theale (J12) - 9.5 miles ✦ Henley on Thames - 12 miles (Distances and times approximate)

A two bedroom ground floor apartment situated within Queens Court, very conveniently located for access to the mainline train station providing access to Reading, Oxford and London Paddington. The apartment is uniquely situated with its own generous private East facing enclosed garden, which extends to the side with private gated access leading to the car parking. The garden is an unexpected delight and provides direct access onto Sheepcot recreation ground. The property is sold with no onward chain and Share of Freehold ownership.

- ✦ Ground Floor Apartment
- ✦ Two Bedrooms
- ✦ Lounge/Diner with French Doors to the Garden

- ✦ Private East Facing Garden
- ✦ Abutting Sheepcot Field to the Rear
- ✦ Private Gated Access to Car Parking from the Garden
- ✦ Allocated Parking for Two Cars

- ✦ Easy Access to Mainline Train Station

- ✦ With No Onward Chain

- ✦ Share of Freehold Ownership





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.

QUEENS COURT

Built in 1993, Queens Court occupies an elevated site overlooking Gatehampton Road and comprises an exclusive private development of 16 dwellings in 2 individually designed detached buildings which front onto an attractively landscaped central Courtyard. At the front is a large parking area approached off Gatehampton Road over a wide sweeping entrance drive flanked by lawned banks.

The rear of Queens Court adjoins Sheepcot Recreation Field which lies at the foot of the Chilterns escarpment giving an amazing scenic backcloth. From the front benefiting from the elevation there are views across to the National Trust wooded hillsides on the Berkshire side of the River.

PROPERTY DESCRIPTION

A secure communal entrance leads to a hall, with the door leading into apartment 12 on the ground floor. The lounge/diner is an open plan space with French doors out to the private garden, and a feature electric fireplace. The kitchen is fitted with a matching range of units with integral oven and electric hob. There are two bedrooms, both with built-in wardrobes, and a shower room.

OUTSIDE

To the rear is a private garden, unusually large in size and accessible only by number 12. Facing east, with a flagstone patio adjacent and opening to a lawned garden, with gated access directly onto Sheepcot recreation ground behind. A path leads down the side, with a raised vegetable bed, brick built store and gated access to the car parking. There are allocated parking spaces within the main forecourt for two cars.







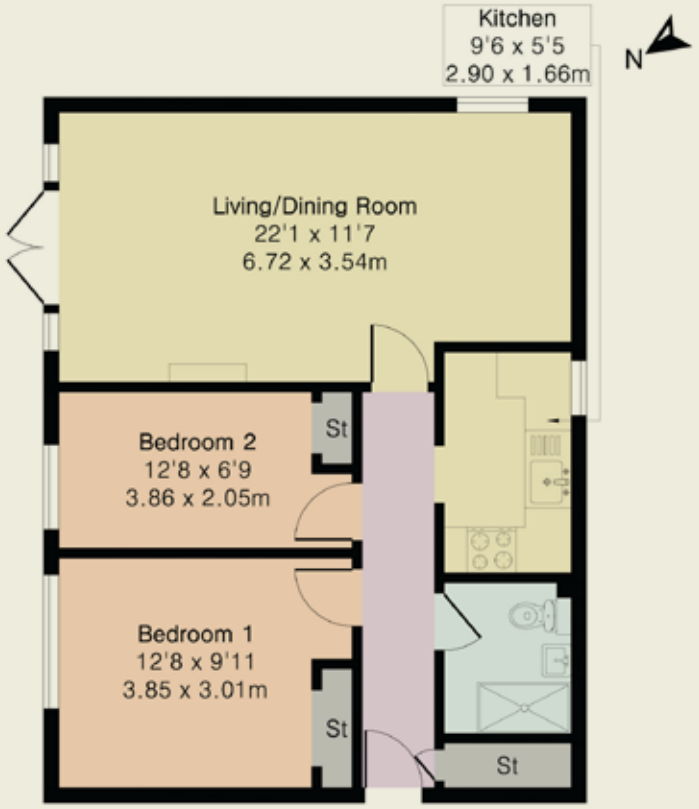








Approximate Gross Internal Area 641 sq ft - 60 sq m



Ground Floor Flat





GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Heating is from electric night storage heaters. Domestic hot water from dual immersion heaters, allowing day time boost if required, and are on cheaper 'off peak' tariff.

Council Tax: D

Energy Performance Rating: D / 57

Postcode: RG8 0EW

Local Authority: South Oxfordshire District Council

The lease is 125 years commencing 25 March 1992. The ground rent is a peppercorn, and the current year's service charge is £1,498.40 per annum paid half yearly in April and October, which is reviewed annually in April.

Ownership of the flat includes a share of the Freehold, with each dwelling owning 1/16 of the freehold.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
///barn.scripted.leap

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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