

44 CLEEVE DOWN

GORING-ON-THAMES ✦ OXFORDSHIRE

Warmingham
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Central Goring Shops & Station - 0.6 miles ✦ Wallingford - 6 miles ✦ Pangbourne - 6 miles ✦ Reading - 10 miles ✦ Oxford - 19 miles ✦ Newbury - 14 miles ✦ Henley on Thames - 12 miles ✦ M4 at Theale (J12) - 11 miles ✦ M40 at Lewknor (J6) - 14 miles (Distances approximate)

A semi-detached house sitting tucked within this residential cul-de-sac, providing easy access to the well regarded village Primary School. The property has been extended and completely transformed by the current owners in recent years, now providing contemporary and well presented accommodation including open plan kitchen/diner and three double bedrooms (one en-suite). The property also benefits from off street parking at the front and a garden studio ideal for home working.

- Extended Semi-Detached House
- Well Presented Accommodation Throughout
- Open Plan Kitchen/Diner with Bi-Folding Doors
- Three Double Bedrooms, Two Bathrooms
- Garden Studio
- Off Street Parking
- Cul de Sac Location
- Easy Access to Primary School





SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. 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.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford House School, The Oratory Preparatory School, Moulsford Preparatory School, St Andrews Preparatory School, The Oratory 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.

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 and leisure and fitness facilities.

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 a spacious entrance hall with storage cupboards including a utility cupboard with space for stacking washer and dryer, and a WC. The hall is open to the extended kitchen/diner, which is fitted with a contemporary range of units with oak worktops and matching central island. The integral appliances include fridge/freezer, dishwasher, double ovens and induction hob. Bi-folding doors open to the rear garden and there is also a built-in bench seat providing a comfortable reading nook. There is underfloor heating to the kitchen/diner. Glazed and Oak double doors lead from here to the sitting room.

The staircase leads to the first floor landing. The main bedroom offers built-in wardrobes and an en-suite shower room with full tiling. There are two further double bedrooms, both with vaulted ceilings. The family bathroom is fitted with a bath with shower over and traditional panelling.

OUTSIDE

A shingled drive provides off street parking at the front for two cars. Gated access at the side leads to the rear.

To the rear, a flagstone patio is adjacent, opening to garden laid to lawn. A mature leylandii hedge at the bottom of the garden provides privacy and the garden is fully enclosed by timber fencing.

A timber studio sits at the bottom of the garden, fully fitted and insulated with light and power, a perfect work from home space. A lockable store room is located to the side of this.











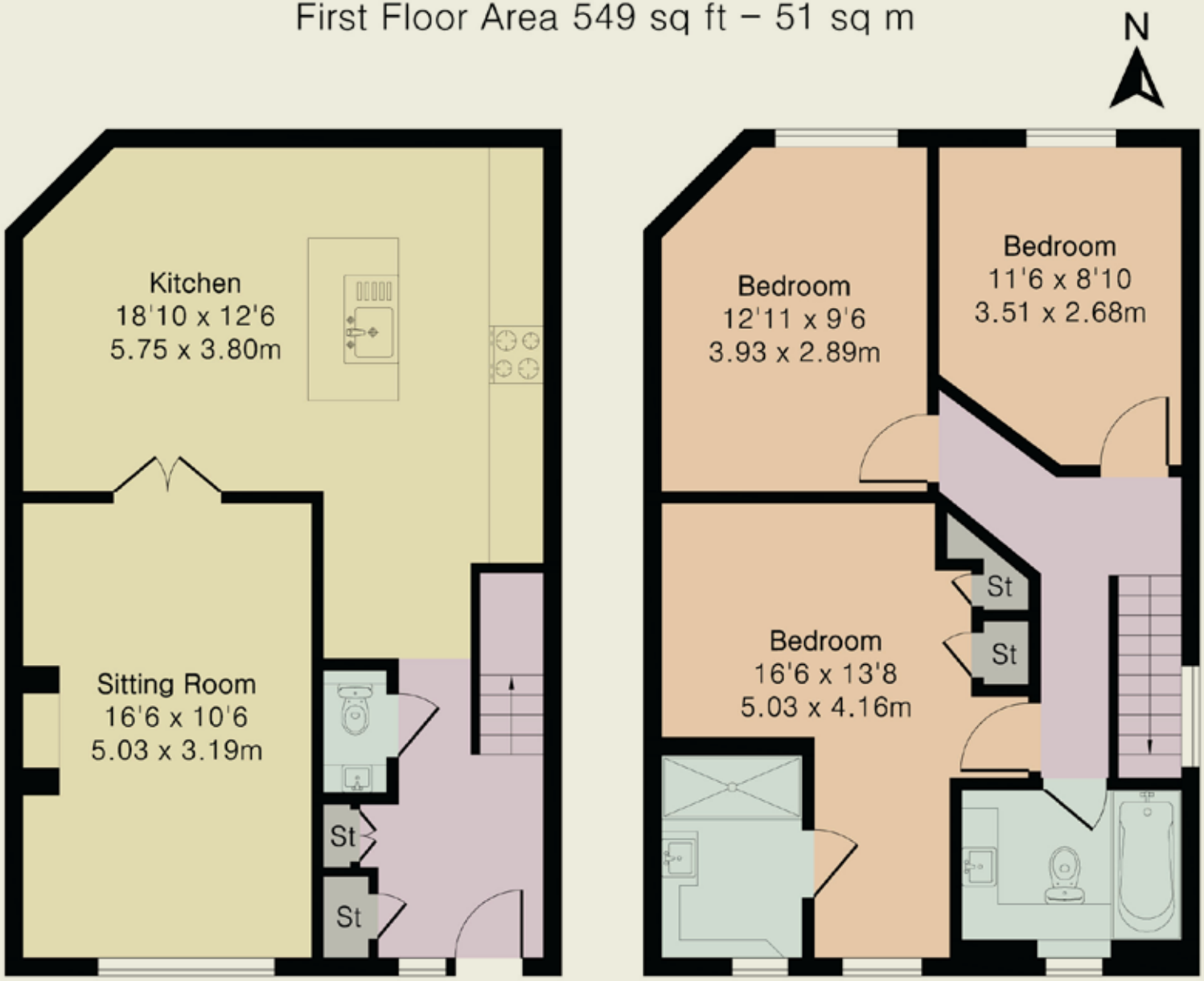




Approximate Gross Internal Area 1098 sq ft - 102 sq m

Ground Floor Area 549 sq ft – 51 sq m

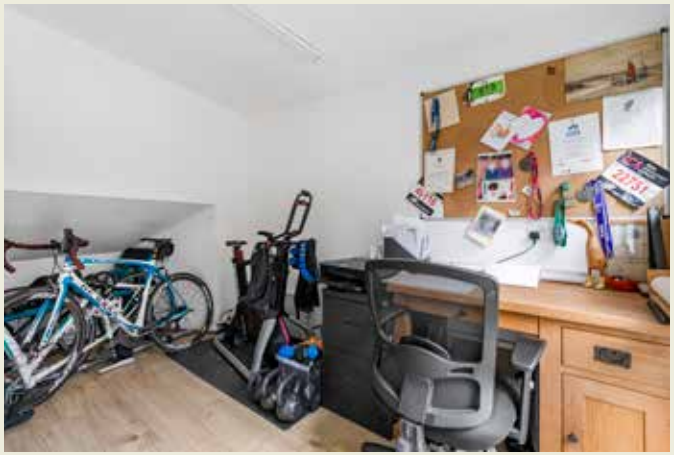
First Floor Area 549 sq ft – 51 sq m















GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from gas fired boiler, with underfloor heating through the kitchen/diner.

Council Tax: C

Energy Performance Rating: C / 74

Postcode: RG8 0HA

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
///heaven.kipper.ants

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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