



2 WHITEHILLS GREEN

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Station - less than 5 minutes walk ♦ Reading - 10 miles ♦ M4 at Theale (J12) - 10 miles ♦ Oxford - 19 miles ♦ Henley on Thames - 12 miles ♦ Wallingford - 5 miles ♦ M40 at Lewknor (J6) - 15 miles ♦ Newbury - 13 miles (Distances and times approximate)

In a favoured road on the elevated fringe in this popular Thameside village, close to all the village amenities including the main line railway with direct trains to Oxford and London Paddington just a 5 minute walk away.

- ♦ A detached 4 bedroom, 3 bathroom house with well - proportioned rooms of approximately 2160 sq ft set within grounds approaching 0.43 of an Acre
 - ♦ Situated Within 5 Minutes From Commuter Train Line With Direct Train Into London Paddington
 - ♦ Excellent State & Private School Catchment With Bus Services
 - ♦ Popular Thameside Village With Extensive Amenities
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- ♦ Detached House Offering Scope To Refurbish and Extend, Subject To PP
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- ♦ 4 Bedrooms and 3 Bathrooms
 - ♦ 4 Reception Rooms
 - ♦ Integral Double Garage Plus Large Driveway
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- ♦ Mature Gardens & Grounds of approximately 0.43 of an Acre



SITUATION

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 as 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.

Crossrail (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.

Occupying a superb elevated location just below the White Hill escarpment which forms the Eastern perimeter of Goring with the expansive Sheepcote Field immediately adjoining on the Southern side, fringe of the village, Whitehills Green is a select development of superior detached houses in an exclusive environment enjoying panoramic views over the surrounding hills and countryside of the Goring Gap.

PROPERTY DESCRIPTION

2 Whitehills Green is a detached house with red brick elevations and white UPVC windows. Entrance is into a hallway with cloakroom and then door into the front room, perfect for a home office. The hallway continues through and into the kitchen which overlooks the garden. The kitchen is fully fitted and next to this is a large utility room, which has a door to the integral garage and also to the garden. To the other side of the kitchen is the dining room which then leads into the sitting room. The sitting rooms has dual aspect and French doors opening out onto the terrace and garden beyond.

Upstairs, the main bedroom is an impressive size with built in wardrobes and ensuite with bath and separate shower. There is a second bedroom with ensuite shower room and then 2 further double bedrooms, both with built in wardrobes and a family bathroom.

The property offers scope to refurbish and extend, subject to relevant planning permission.

OUTSIDE

The property has a wide frontage and is approached over a spacious brick paver driveway providing ample parking space for numerous cars. There is a large lawn with mature trees. The main garden is at the rear and there is a terrace running across the back, opening wide for a lovely seating area. With a large lawn and mature planting and shrubs throughout, it offers privacy to sit and enjoy in peace and harmony. To the side of the house is a Greenhouse and there is also a shed for garden storage.





GENERAL INFORMATION

Services: All main services are connected. Central heating and domestic hot water from gas fired boiler.

Council Tax: G

Energy Performance Rating: TBC

Postcode: RG8 0EB

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street. At the railway bridge junction turn right and then next left into Reading Road. The second turning on the right is into Whitehills Green and Number 2 is the second house in on the left 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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