



20 MILLERS CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

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Goring Railway Station (London Paddington within the hour)

♦ 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 well presented semi-detached house situated within this popular cul-de-sac, centrally located very near to the centre of the village and mainline station, with commuter trains into Reading, Oxford and London Paddington. The property sits in an advantageous position on a corner plot, with a delightful well stocked garden to the side, and gated access for a car if desired.

- ♦ Central Village Location
- ♦ Within a 10 Minute Walk From Train Station
- ♦ Goring Primary & Langtree School Catchment
- ♦ Riverside Walks & Amenities Close Walking Distance

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- ♦ Open Plan Lounge/Dining Room
 - ♦ Kitchen with Access to Patio Garden
 - ♦ Three Bedrooms

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- ♦ Single Garage

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- ♦ Corner Plot
 - ♦ Walled Garden Located to the Side



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 in 2022, 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

The wisteria covered front door opens into an entrance hall with a WC. The kitchen is overlooking the garden, fitted with a matching range of units with double ovens and a recently replaced electric hob. There is also a utility cupboard with space for stacking washing machine and tumble dryer. The lounge/diner is a lovely open space, running the length of the house, with a fireplace with potential to open up or a install gas fire. French doors open to the patio.

To the first floor, the main bedroom has double windows overlooking the front with built-in wardrobes. There is a further double bedroom and a single. The family bathroom is fitted with a bath with shower over.

OUTSIDE

The garden is set on a desirable corner plot, with a walled lawned garden located to the side. The garden is a delightful oasis, well stocked with a variety of colourful flowers including dahlias and hydrangeas, with a Himalayan silver birch tree providing privacy. There is a flagstone courtyard patio to the rear of the house, with jasmine and climbing roses along the boundary fence, and a further patio on the upper garden at the side. Double timber gates also provide access to Cleeve Road, and could be used for off street parking if desired. The garden is fully enclosed with a wrought iron gate leading to the front.

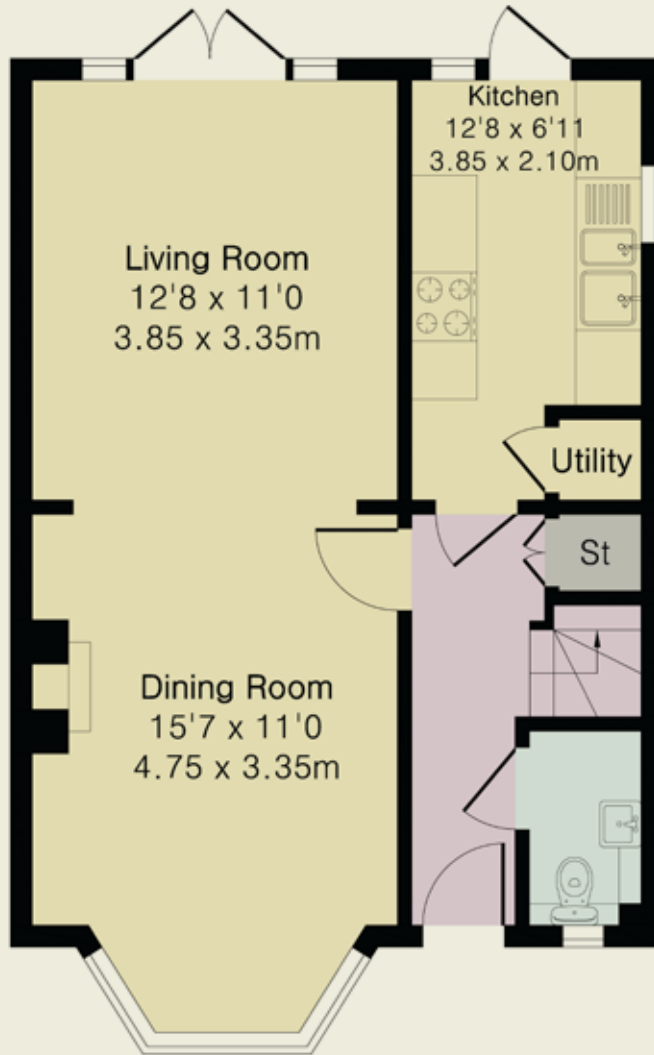
There is a single garage located in a nearby block.



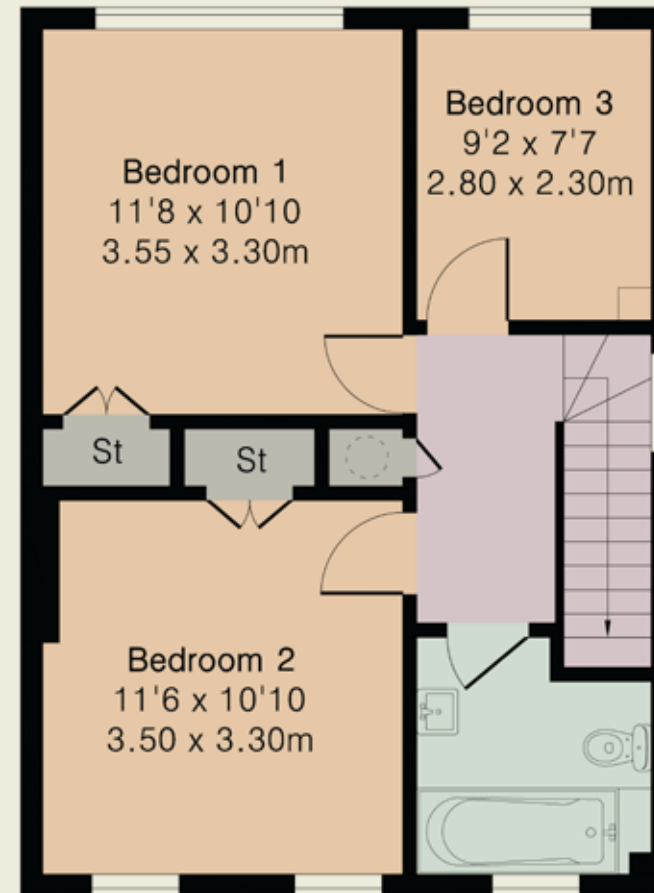
Approximate Gross Internal Area 951 sq ft - 88 sq m

Ground Floor Area 486 sq ft – 45 sq m

First Floor Area 465 sq ft – 43 sq m



Ground Floor



First Floor



GENERAL INFORMATION

Services: All mains services are connected to the property. Central heating and hot water from gas fired boiler.

Council Tax: D

Energy Performance Rating: C / 73

Postcode: RG8 9BS

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///trout.pint.bloodshot

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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