



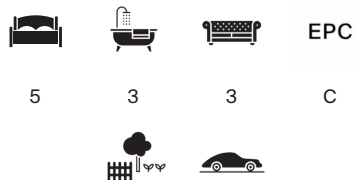
1 THE OLD VICARAGE, GORING

RG8



AN EXCEPTIONAL GRADE II LISTED VICARAGE WITH WALLED GARDEN

Dating from the 17th century, and comprehensively renovated by the current owners, The Old Vicarage is an outstanding period home filled with character and all the conveniences of modern family living.



Local Authority: South Oxfordshire District Council

Council Tax band: E

Tenure: Freehold

Services: Mains electricity, gas, drainage and water.

Guide price: £2,350,000



I THE OLD VICARAGE

Sympathetically extended and comprehensively refurbished by the current owners, the house has been thoughtfully enhanced to provide elegant and versatile accommodation arranged across three floors. Original features, including exposed beams, an impressive inglenook fireplace and period joinery, sit comfortably alongside modern infrastructure, including CAT cabling, an EV charging point and high-quality fixtures and fittings throughout.

The house is entered via an attractive entrance porch opening into a generous reception hall, a welcoming central space that immediately reflects the property's warmth and character. Beyond lies a charming dining room centred around an inglenook fireplace with delightful built-in cabinetry. The elegant drawing room enjoys impressive proportions and period detailing, and access to the garden.







PROPERTY (CONTINUED)

At the heart of the home is a beautifully appointed kitchen, breakfast and family room featuring a Lacanche range cooker and French doors opening directly onto the garden terrace, creating an ideal space for both everyday family life and entertaining. A utility room and cloakroom provide practical ancillary accommodation.

The first floor comprises an exceptional principal bedroom suite with dressing room and luxurious en-suite bathroom, together with three further bedrooms, one offering flexible space for home working or a snug, and a family bathroom. From the split-level landing, stairs rise to the second floor, where a vaulted bedroom offers an excellent space for guests.

GARDENS

The Old Vicarage is approached via a gravel driveway behind an attractive flint wall, providing ample parking. A secondary gated entrance from the neighbouring church lane offers additional access. The gardens are a particular feature of the property and have been carefully arranged into three distinct areas.

To the rear of the house lies a secluded west-facing lawn and terrace, perfectly positioned for outdoor dining and entertaining. Mature shrubs, flowering climbers and specimen trees provide year-round colour and interest. A charming avenue of flowering trees leads through to a further walled garden, home to fruit trees, mature yew hedging and an impressive magnolia. A workshop and separate store are discreetly positioned within a screened working area. The grounds extend to approximately 0.41 acres and offer exceptional privacy and seclusion.



SITUATION

Occupying a discreet and highly sought-after position beside the parish church in the centre of the village, the property enjoys wonderful private gardens and a rare sense of tranquillity despite its proximity to local amenities and the train station.

Goring-on-Thames is one of the most desirable villages in South Oxfordshire, beautifully positioned on the River Thames within the Chiltern Hills Area of Outstanding Natural Beauty. The village offers an excellent selection of shops, cafés, restaurants, public houses, healthcare facilities and leisure amenities, together with a highly regarded primary school.

The village railway station provides direct services to London Paddington in under an hour, making the area particularly attractive for commuters.

The surrounding countryside offers exceptional walking, cycling and riding routes, whilst the village of Streatley, connected by the historic bridge across the Thames, provides further amenities including the renowned Swan Hotel and Spa.







Approximate Gross Internal Area 3392 sq ft - 315 sq m

Ground Floor Area 1714 sq ft – 159 sq m

First Floor Area 1470 sq ft – 137 sq m

Second Floor Area 208 sq ft – 19 sq m



(Including Basement / Loft Room)

Approximate Gross Internal Area = 315 sq m / 3392 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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