



44 WALTHAM COURT

MILL ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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Goring Station, High Street Shops & River - ½ mile ♦ Pangbourne on Thames - 5 miles ♦ Wallingford - 5 miles ♦ Reading - 10 miles ♦ Henley on Thames - 12 miles ♦ M4 at Theale (J12) - 10 miles
(Distances approximate)

Within close walking distance to all local amenities, station, central High Street shops and River. A first floor 2 bedroom Apartment, part of small select development of Retirement properties in private village location.

♦ Private location in attractive tree lined setting overlooking pretty gardens

♦ Recessed Front Porch with Store Cupboard

♦ Entrance Lobby with stairs to first floor

♦ Central Landing with trap access to Loft, Cupboard and Airing Cupboard

♦ Spacious Sitting Room/Dining Room with bay window

♦ Fitted Kitchen

♦ Main Bedroom with built in wardrobe

♦ Bedroom 2 with built in wardrobe

♦ Bathroom with Bath and Overhead Shower

♦ Professionally landscaped gardens and grounds all well maintained

♦ Resident and visitor parking areas

♦ Minimum age requirement 55

♦ 24 hours a day, 365 days a year "Careline" response service



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 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.

Waltham Court is a bespoke development comprising 14 ground and first floor Apartments in an exclusive retirement complex built in 1988 to a high standard of specification. Situated in a tree fringed location off Mill Road with local bus services and shop close by, and within easy reach of the station, High Street shops and River.

Traditionally constructed incorporating a Cottage theme in architectural design, the buildings have differing elevations of red brick, whitened rendering and part tile hanging to first floor, under pitched and gabled slate roofs with tiled dormers.

PROPERTY DESCRIPTION

44 Waltham Court is well presented throughout affording delightful accommodation conveniently arranged and includes a spacious Living/Dining Room, well fitted Kitchen, 2 Bedrooms and a bathroom with bath and shower overhead, all leading off a central landing. The electric heating is complemented by quality double glazed windows and front door.

The property benefits from a 24 hours a day, 365 days a year "Careline" service run by Medvivo, who are under contract with Stonewater Ltd.

Waltham Court also provides additional benefits for the benefit of Residents and Guests namely:-

- ◆ Social functions including coffee mornings
- ◆ Mobile library once a month



OUTSIDE

Approached off Mill Road is an entrance drive leading to the specified Parking Areas which have marked bays for resident and visitor parking. The Apartments are arranged around and directly overlook attractive gardens with lawns and colourful beds and borders containing a variety of roses, shrubs and specimen ornamental trees. A wide surrounding footpath gives easy pedestrian access around all sides. Mill Road is situated off the Wallingford Road and at the further end merges into Cleeve Road which leads into the village High Street.



TENURE

Stonewater Ltd will be responsible for issuing a new 99 year Lease, subject to Terms being agreed including the placing of a £100 deposit which is required once an offer has been accepted - securing the property for a period of 6 weeks or longer by specific arrangement. Stonewater's policy is also to meet any proposed purchaser at an early stage. Purchasers are responsible for meeting the Stonewater's legal costs in drawing up the new Lease.

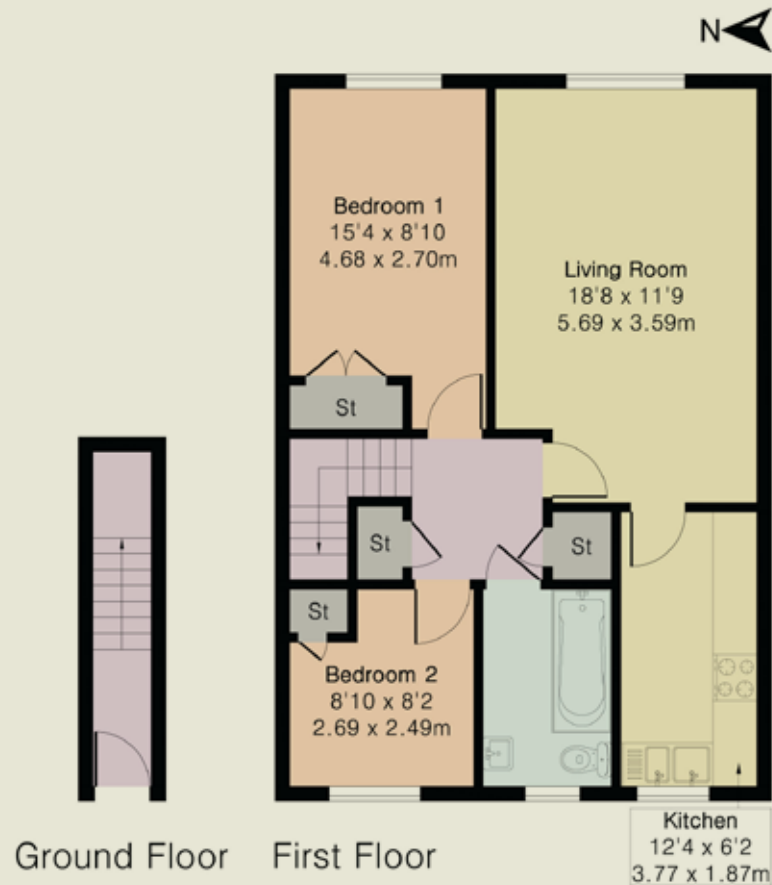


OUTGOINGS

Each Apartment pays a monthly service charge covering the cost of garden and grounds maintenance, Buildings Insurance, cleaning of external windows, and of all common areas and pathways. This charge includes the maintenance and redecoration of the external parts of the Apartments.

Currently the calendar monthly charge for a 2-bedroom Apartment is £134 Management charges are reviewed annually.

Approximate Gross Internal Area 663 sq ft - 62 sq m



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Heating is from modern electric night storage heaters and hot water from Megaflow pressurised tank.

Council Tax: C

N.B. For single occupancy there is a 25% reduction

Energy Performance Rating: D / 64

Postcode: RG8 9DJ

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the central part of the village, turn right and proceed up the High Street, taking the first turning left past the shops into Cleeve Road. Continue along until the end of Cleeve Road and at the bottom of the hill bear sharply round to the right into Mill Road. Immediately after going under the railway bridge take the next turning left into Waltham Court. No.44 is found at the end of the left hand row.

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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