



48 SPRINGHILL ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Station (London Paddington within the hour)

- 10 mins walk ♦ Reading (London, Paddington 27 minutes) -

10 miles ♦ M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley

on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles

(Distances and times approximate)

Privately situated on the elevated fringe of this quintessential English riverside village, just a short walk to the village primary school, river Thames, shops, restaurants, and mainline railway station affording access to London in under the hour.

A delightful period residence, dating back to the 1950's with 2 reception room and 3 bedrooms, offering scope to extend and refurbish, subject to planning permission, set within a south facing garden.

- ♦ Within a 10 Minute Walk from Goring & Streatley Station
- ♦ Offering Scope to Extend, Subject to Planning Permission
- ♦ Goring Primary & Langtree School Catchment

- ♦ Driveway Parking & Garage
- ♦ 2 Reception Room
- ♦ 3 Bedrooms
- ♦ Shower Room

- ♦ South Facing Garden



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 national landscape. Goring has previously been awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a super 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.

Elizabeth Line services commenced from Reading, 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

Originating from 1950's and with painted rendered walls under a tiled roof, 48 Springhill is a traditionally built family home. The property lends itself to be refurbished and extended, as neighbouring properties have achieved this. It does have UPVC windows and doors. Entrance is into the hall with staircase. There is a front living room and rear sitting room with French doors into the garden. The kitchen breakfast room overlooks the garden and then a door takes you through to a rear porch with door to cloakroom and separate door to the garden. Upstairs there are 2 double bedrooms and 1 single bedroom, plus shower room.

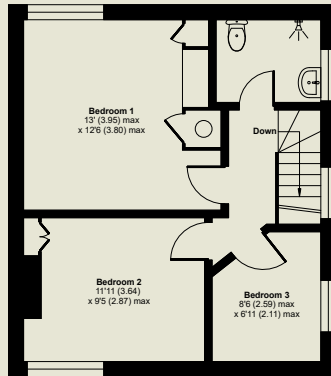
OUTSIDE

The property is set back from the road with driveway leading to the garage. The main garden is at the back and there is a patio area which extends out for a lovely seating area. There are borders filled with planting surrounding the lawn and the garden enjoys a south aspect.

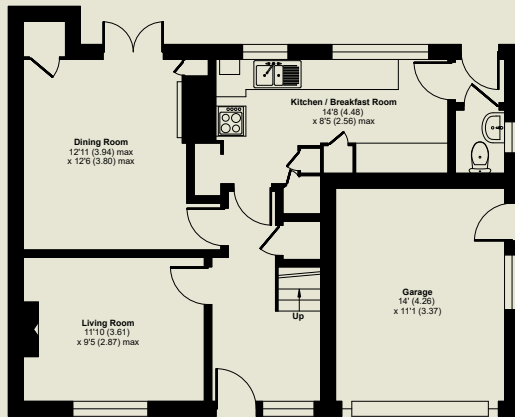


48 Springhill Road, Goring, Reading, RG8 0DA

Approximate Area = 967 sq ft / 89.8 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1121 sq ft / 104.1 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Warmingham Limited. REF: 1437514



GENERAL INFORMATION

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

Council Tax: E

Energy Performance Rating: D / 66

Postcode: RG8 0DA

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up to the top of the High Street where at the railway bridge junction bear left onto the Wallingford Road. Continue along for approximately 400 metres and as the road rises take the last turning right into Springhill Road. Continue on and 48 Springhill Road will be found towards the further end on the right-hand side.

what3words:

///hairspray.gala.perfumes

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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