



10 RAILWAY COTTAGES

GORING-ON-THAMES ♦ SOUTH OXFORDSHIRE

10 RAILWAY COTTAGES

GORING-ON-THAMES ♦ SOUTH OXFORDSHIRE

Goring & Streatley Station - 1 minute walk ♦ Pangbourne on

Thames - 5 miles ♦ Wallingford - 6 miles ♦ Reading - 9 miles

♦ Henley on Thames - 12 miles ♦ Oxford - 18 miles ♦

Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦

M40 at Lewknor (J6) - 14 miles (Distances and times approximate)

An 1890s Victorian terraced cottage, accessed down a small no through road and conveniently situated just steps from the mainline railway station as well as other village amenities including local Tesco shop. The property has been enhanced by the current owner to recover some original features such as floorboards and quarry tiles, as well as being partially re-wired and with the creation of a first floor shower room, and would still benefit from some cosmetic updating in parts. The property now offers two large double bedrooms with high ceilings. A fantastic West facing rear garden extends to in excess of 100 ft in length, and provides an oasis with views opening over the National Trust land of Lardon Chase in the distance.

♦ Characterful Late Victorian Cottage

♦ Two Generous Double Bedrooms with High Ceilings

♦ Newly Installed First Floor Shower Room

♦ Small No-Through Road Location

♦ Conveniently Located Within a Minute's Walk to Mainline Railway Station

♦ West Facing 100 ft Rear Garden

♦ Views Towards National Trust Land

♦ Recently Partially Re-Wired

♦ Excellent School Catchment with Nearby Bus Service



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.

Railway Cottages comprises two terraces of 6 and are believed to date from the late Victorian era, fronting onto a cul-de-sac serving only the Cottages approached off the Reading Road, and sited on high ground overlooking Gatehampton Road and the railway station.

PROPERTY DESCRIPTION

The original front door is located at what is now the rear of the property, beneath a covered porch, and opens into an entrance lobby with uncovered original quarry tiles. This opens into the sitting room, with exposed stained wide plank floorboards, a gas fire with brick surround and an attractive outlook over the West facing rear garden. This room leads through to the kitchen/diner, which is fitted with a range of units and with space for freestanding appliances including fridge and dishwasher, with a larder cupboard. The kitchen is also accessible from a rear lobby, which in turn leads to the family bathroom, fitted with a bath and separate shower. A covered porch with plumbing for a washing machine provides access to a rear door and courtyard.

A turning staircase leads to the first floor landing, again with exposed floorboards. The main bedroom features an original cast iron Victorian fireplace, with an over-stairs cupboard and an attractive outlook over the rear garden and across towards the hills of the National Trust land beyond. The second bedroom is also a generous size, again with high ceilings and fitted storage. The contemporary shower room has just been installed by the current owner this year, featuring an overhead shower with sliding door.

OUTSIDE

The rear garden faces West, and is a fantastic length, extending to in excess of 100 ft. A right of access is accessible just outside the main door, and the enclosed rear garden is just beyond. The garden is laid predominantly to level lawn, with a round patio seating area. The garden is stocked with mature bushes, with a large timber shed.

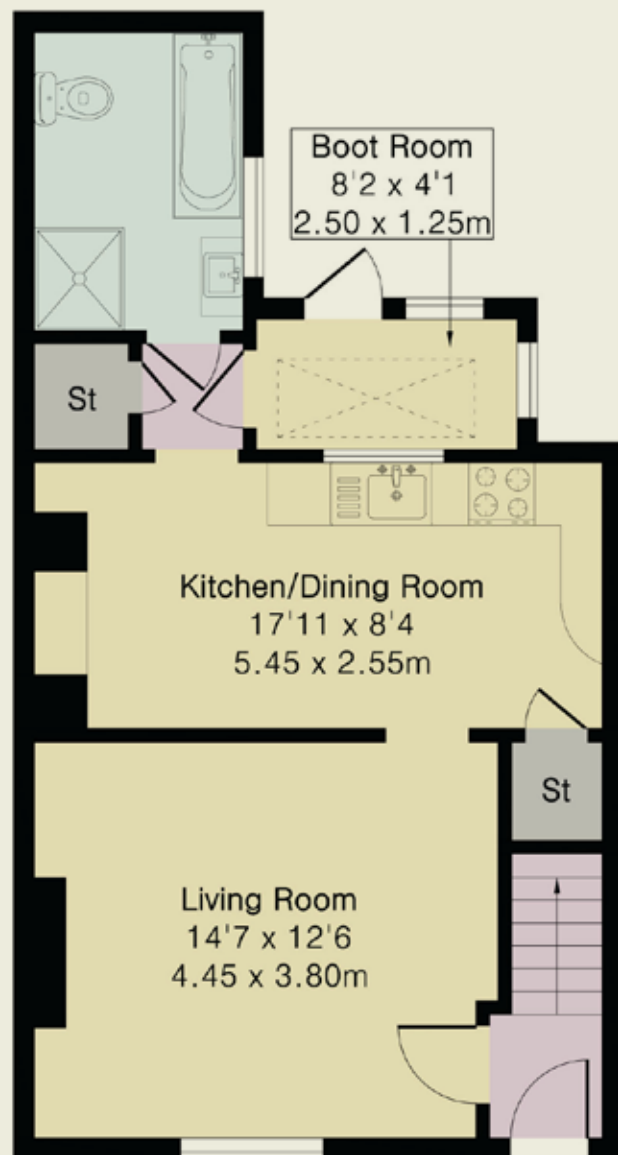
At the rear of the property is a paved courtyard providing access to the road.



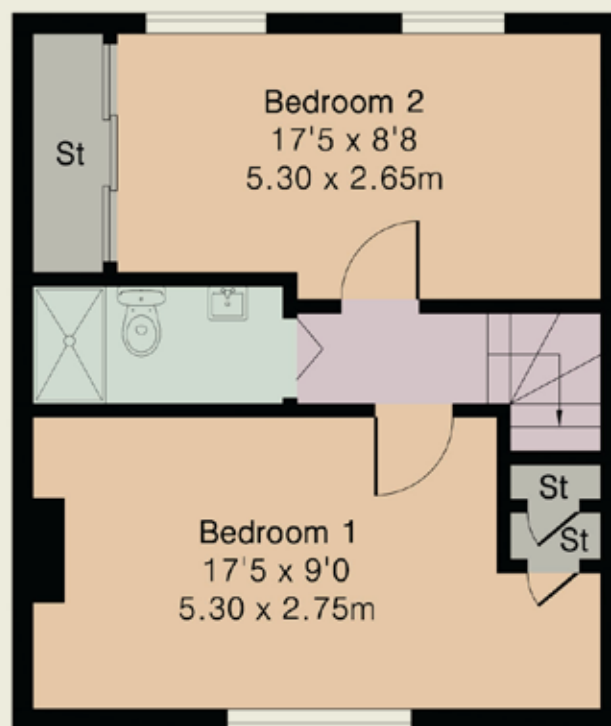
Approximate Gross Internal Area 888 sq ft - 82 sq m

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 380 sq ft – 35 sq m



Ground Floor



First Floor





GENERAL INFORMATION

Services: All main services are connected. Gas fired central heating and hot water.

Energy Performance Rating: D / 64

Postcode: RG8 0ES

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. At the railway bridge junction turn right and in a further 150 yards turn left into Reading Road. The cul-de-sac leading to Railway Cottages will then be found almost immediately on the right hand side. No 10 will be found towards the end on the right 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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames

Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

