



WEY COTTAGE

MANOR ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE



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Goring & Streatley Station - 3 Minute Walk ♦ Pangbourne - 5 Miles

♦ Wallingford - 6 Miles ♦ Reading - 10 Miles ♦ Newbury - 13 Miles

♦ Oxford - 18 Miles ♦ Henley on Thames - 13 Miles ♦

M.4 at Theale (J.12) - 10 Miles ♦ M40 at Lewknor - 14 Miles

(Distances and times approximate)

In the heart of this picturesque Thameside village, within 100 yards of all village amenities including mainline train line at Goring & Streatley just a 5 minute walk away.

An exquisite period cottage, sympathetically refurbished to a high standard and extended on the back, creating a wonderful kitchen breakfast room overlooking its enclosed garden, with private driveway, home studio with shower room and separate garage/workshop.

♦ Centrally located In this favourable road in this Thameside Village

♦ Beautifully refurbished to a high standard

♦ Grade II listed with stunning period features alongside modern extension on the back

♦ Three Reception rooms, Including vaulted kitchen breakfast room

♦ Utility room with cloakroom

♦ 3 Bedrooms in main house

♦ Shower room

♦ Gated entrance and driveway at side

♦ Approx. 100' garden at rear

♦ Detached garden studio with shower and large garage/workshop

♦ In all extending to 1,759 sq ft



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 previously awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a well respected 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, 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

Wey Cottage dates back to the late 16th century when it formed part of a terrace of 5 properties. Then in the 1800's the terrace was divided, with Wey Cottage comprising of number 1 and 2 and then since becoming the semi detached cottage it is today. With colour washed rendered elevations under a pitched slate roof with tiled dormers to front and rear, the cottage has been sympathetically refurbished to a high standard with stunning beamed interior and original latch doors. The front door takes you into a porch area, then into a large reception room with stunning oak herringbone flooring which runs through into the living room. Both rooms have fireplaces with a dual wood burner. At the back of house is the stunning kitchen dining room, part vaulted with light lantern. The kitchen has blue fitted units and Quartz worktops with a large island. French doors allow for outdoor access and it offers wonderful garden views. A door then takes you through to the utility room with separate cloakroom. Upstairs has been newly carpeted and there are 3 bedrooms, 2 doubles and 1 single, plus a shower room.

OUTSIDE

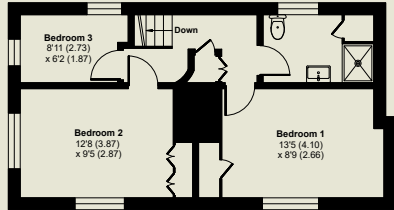
The cottage fronts onto a pavement which extends along this side of Manor road. To the side is a private driveway offering parking for 2 cars, then leading to a 5 bar gate opening onto the garden. The garden has a depth of approx. 100' and is mainly lawned with beds and borders containing a variety plants. There is a terrace in the middle of the lawn, perfect to enjoy the evening sun. Toward the back of the garden is a detached garden studio with shower room, which provides further accommodation. Opposite this is a large garage/workshop, fully insulated with electrics. Further storage is provided by a bricked outbuilding and shed.



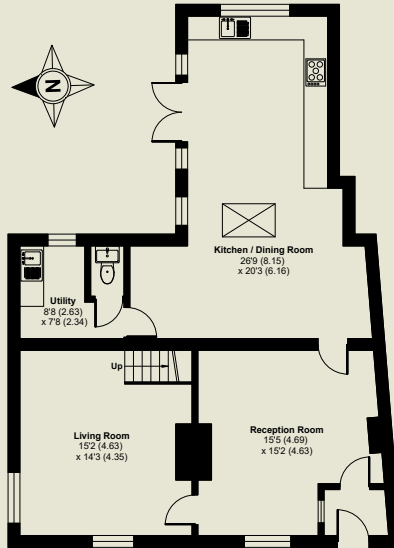
Wey Cottage, 2 Manor Road, Goring, Reading, RG8 9DP

Approximate Area = 1388 sq ft / 128.9 sq m
 Outbuildings = 370 sq ft / 34.3 sq m
 Total = 1758 sq ft / 163.2 sq m

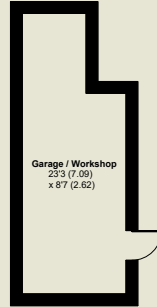
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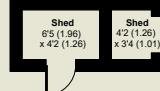
FIRST FLOOR



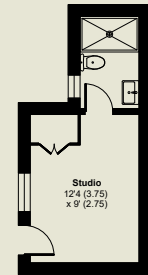
GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 3 / 4



OUTBUILDING 2



GENERAL INFORMATION

Services: All mains are connected. Central heating and hot water from gas fired boiler located in the kitchen.

Council Tax: E

Postcode: RG8 9DP

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///verdict.hiked.cuddling

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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Warmingham Limited. REF: 1432334 © richcom 2026.



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