



PLOT 1, 5C SUMMERFIELD RISE

GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham
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SUMMERFIELD RISE

GORING-ON-THAMES ♦ OXFORDSHIRE

Goring & Streatley Train Station (London Paddington within the hour) 1 mile ♦ Reading 11 miles (London, Paddington 27 minutes)
♦ M4 (J12) 11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles ♦ Oxford 19 miles ♦ Wallingford 8 miles
(Distances and times approximate)

Currently under construction this four bedroom detached home nestled in a quiet location with attractive surrounding views. The property benefits from flexible accommodation including a generous ground floor bedroom with ensuite and an open plan kitchen/diner. Expected completion summer 2026, accommodation includes; entrance hall, W.C., lounge, study, kitchen/diner, utility, principle bedroom with ensuite, guest bedroom with ensuite, two further bedrooms, and a family bathroom.

- ♦ Currently under construction
- ♦ Completion due this summer

- ♦ Four bedroom detached new home
- ♦ 2,454 sq ft
- ♦ Large open plan kitchen/diner
- ♦ Includes a generous ground floor bedroom with ensuite

- ♦ Langtree school catchment
- ♦ Quiet location

- ♦ Ten year warranty

- ♦ One of only 2 houses being built

SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands above the village of Streatley. The area is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. In 2009, Goring was awarded the prestigious 'Oxfordshire Village of the Year'. It has also won the 'Britain in Bloom' competition several times including 2022. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, 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 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

Front door leads into a generous entrance hall with turning staircase to the first floor and doors to all principal rooms. The hub of the ground floor is a generous open plan Kitchen family room with French doors opening onto to the rear garden. To be fitted with a full range of wall and base units integrated appliances, island and Silestone worktop, door leads to a utility room which also has a door to the rear garden and the WC.

The large lounge is front aspect with walk in bay window. To complete the ground floor accommodation, there is a side aspect study and a generous guest bedroom with ensuite shower room.

Turning staircase from the entrance hall leads to the first floor. Principle bedroom is rear aspect with fitted wardrobes and door to an ensuite shower room. There are two further double bedrooms, each bedroom has an enjoyable outlook. To complete the accommodation there is a family bathroom and large attic store room.

OUTSIDE

To the rear of the property, patio area adjacent opening onto a lawned garden with timber studio. Gated access will provide access to the front. To the front off road parking with additional visitor parking adjacent.



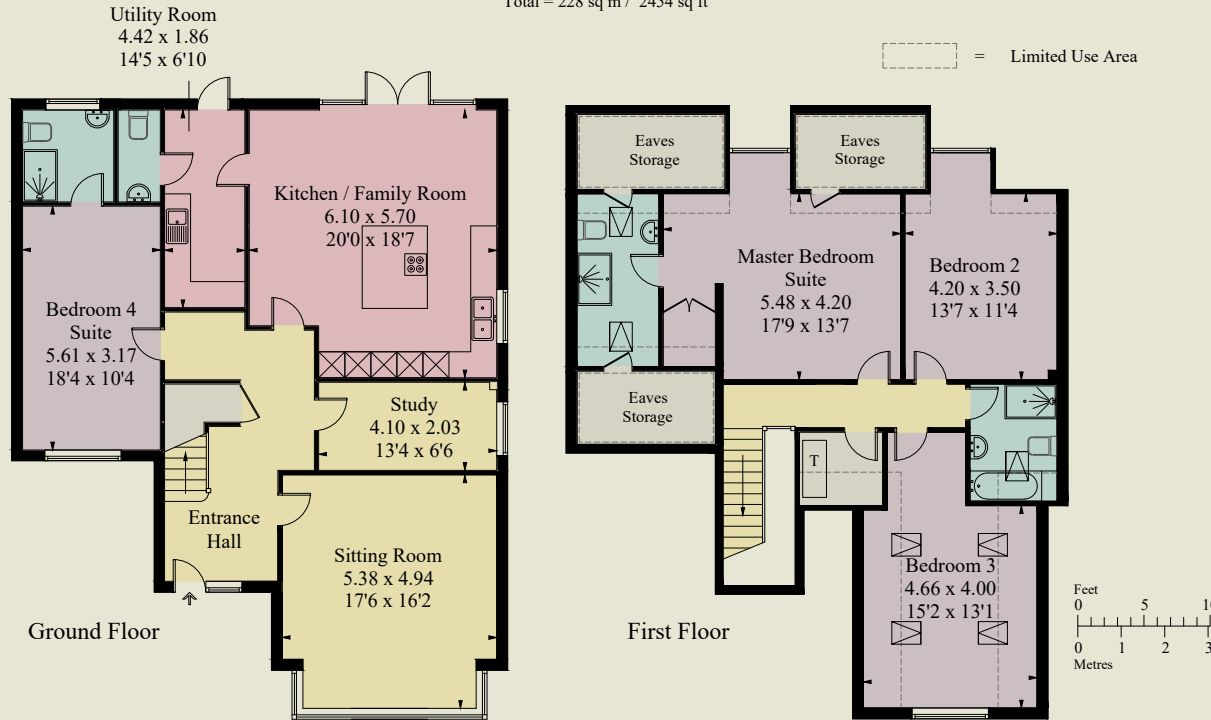
Erection of two new residential dwellings to be known as:

5C and 5D Summerfield Rise,
Goring,
READING
RG8 0DS



5D Summerfield Rise, Goring on Thames, Oxfordshire, RG8 0DS

Approximate Gross Internal Area = 195 sq m / 2098 sq ft
 Limited Use Area = 33 sq m / 335 sq ft
 Total = 228 sq m / 2454 sq ft



CREATESPACE DESIGN ref 682

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

GENERAL INFORMATION

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

Council Tax: F

Energy Performance Rating: TBC

Postcode: RG8 0DS

Local Authority: South Oxfordshire District Council
 Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the Railway Bridge junction bear left onto the Wallingford Road. Proceed along this road for a further ¼ mile and on reaching the small crossroads turn right into Elvendon Road. Summerfield Rise is then the second Road on the right.

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.



01491 874144

4/5 High Street, Goring-on Thames
 Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com