



APARTMENT 7 ♦ CLEVEMEDE HOUSE

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Mainline Railway Station to London Paddington within the hour
- 10 minute walk ♦ Wallingford - 7 miles ♦ Reading - 10 miles ♦
Newbury - 13 miles ♦ Oxford - 17 miles ♦ M4 (J12) - 10 miles
♦ M40 (J6) - 13 miles (Distances and times approximate)

Forming part of this elegant period residence set in private landscaped grounds and benefiting with its own share of the freehold. A lovely apartment, centrally positioned within walking distance of village amenities and mainline railway station.

- ♦ Grand Communal Reception Hall
- ♦ Elegant Period Features
- ♦ Scenic Views Throughout
- ♦ Sitting Room
- ♦ Stylish Kitchen/Breakfast Room
- ♦ Two Double Bedrooms
- ♦ Large, Timeless Bathroom

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- ♦ Private Parking

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- ♦ Mature Gardens & Grounds Approaching 1 Acre,
Professionally Maintained



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames 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.

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.



PROPERTY DESCRIPTION

Clevemed House is a distinguished late Victorian village residence of exceptional proportions, set within almost an acre of beautifully landscaped, lightly wooded grounds with expansive lawns, and approached via a private entrance drive from a discreet close leading to generous gravelled parking areas. Dating from approximately 1882, Clevemed House showcases elegant brickwork with refined colour banding and decorative corbelling, complemented by tiled bay windows surrounding the ground floor, beneath a striking gabled clay tile roof with dormer windows to the top floor and tall, impressive chimney stacks. Following the Second World War, the house was sensitively converted into 8 individual apartments, each differing in size and internal arrangement, with careful attention given to preserving the building's original architectural character and style, particularly the proportions and symmetry of the principal rooms, of which the grand reception hall is a centrepiece, enhanced by its beautiful stained-glass windows.

ACCOMMODATION

7 Clevemed House is approached via the rear hallway from the main grand communal hall. Stairs lead up to the front door, opening into an elegant entrance hall. The open-plan kitchen dining space is ideal for entertaining with dual aspect windows allowing the light to flood in, it has been fitted with a stylish bespoke kitchen, integrated appliances and premium worktop. The sitting room enjoys a peaceful rear aspect overlooking the private grounds. There are two impressive well-proportioned double bedrooms and a large, timeless bathroom with a vanity unit and integrated storage. All rooms benefit from outstanding views.

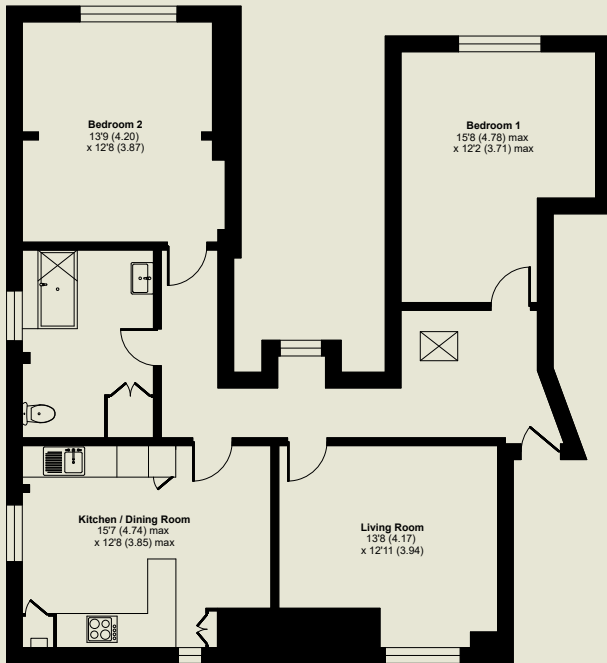
OUTSIDE

Clevemed House is tucked away at the end of an exclusive close, approached via a gravelled driveway with generous parking. Set well back from the road, the house enjoys a particularly quiet and peaceful setting within almost an acre of beautifully landscaped, mature lawned gardens, offering both privacy and presence.



Flat 7, Clevedeme House, Clevedeme, Reading, RG8 9BX

Approximate Area = 975 sq ft / 90.5 sq m
For identification only - Not to scale



GROUND FLOOR



GENERAL INFORMATION

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

Council Tax: C

Energy Performance Rating: D / 62

Postcode: RG8 9BX

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

Tenure:

- ◆ Share of freehold
- ◆ Each of the 8 Apartment owners have a 1/8th share in the Freehold Company
- ◆ Share of freehold 998 years from 1977
- ◆ Peppercorn ground rent
- ◆ Service charge: £2,400 per annum

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up the High Street turning left into Cleeve Road immediately after the shops. Towards the further end of Cleeve Road you will find the entrance into Clevedeme, at the further end of which is the private entrance into Clevedeme House.

what3words:

///duck.paler.landowner

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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