



APARTMENT 4 BELLEME MEWS

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham

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Goring Railway Station (London Paddington within the hour) - within a 5 minute walk ♦ Streatley High Street / River 0.25 mile ♦ Reading 10 miles (London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles (Distances and times approximate)

A well-presented ground floor apartment situated in the historic heart of this picturesque Thames side village.

- ♦ In a central village location within walking distance of train station and all amenities
- ♦ Purpose built ground floor apartment within a complex of 9
- ♦ Living/Dining Room and Kitchen Area
- ♦ Double bedroom with 2 built-in wardrobes
- ♦ Large Shower Room
- ♦ Second Bedroom / Study
- ♦ Gas central heating, complemented by Double glazed windows
- ♦ Landscaped communal 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. Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a 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.

Belleme Mews is ideally located in the heart of the village and comprises a superior Architect designed development of 9 only Apartments of differing size and arrangement in a staggered terrace with period style elevations reflective of the local vernacular heritage.

The buildings have whitened rendering with exposed timbers, all under a gabled clay tile roof with tiled dormer windows to first floor.

Across the frontage is a brick and flint boundary wall with a central private driveway through an arched opening being another feature of the design to the designated parking at the rear, and the communal outside walled terraces.

PROPERTY DESCRIPTION

4 Belleme Mews occupies an advantageous ground floor corner position, and is set back overlooking pretty flower and shrub borders which lie behind the brick and flint walled frontage to Station Road.

There is an open plan Sitting/Dining Room with gas fire and stone surround fireplace and off to one side a contemporary fitted Shaker style Kitchen. There is a Large Shower Room, Office/Study and a double bedroom with 2 built in cupboards.

OUTSIDE

Across the front of this exclusive development are attractive landscaped gardens with interesting planted borders and paved pathways set behind a brick and flint walled frontage. A central splayed entrance leads through a wide archway to the designated parking area and communal patio terrace at the rear. The area at the rear is surrounded by a brick wall for added privacy and on one side is a large raised paved terrace ideal for al-fresco dining and leisure use. To the opposite side are small timber Store Sheds, one for each Apartment.

No. 4 Belleme Mews has 1 parking space.





Apt. 4, Belleme Mews, Goring on Thames.

Approximate gross internal area
49.04 sq.m. 528 sq.ft.

Scale: 1 Metre
5 Feet
2
3
10 Feet

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GENERAL INFORMATION

Services: All main services are connected to the property. Gas central heating and hot water from gas boiler. Pressurised hot water system with immersion heater for secondary supply.

Council Tax: D

Energy Performance Rating: C

Postcode: RG8 9HJ

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

Tenure: The Apartment has the benefit of a 999-year lease expiring in 3004, and in addition has a 1/9th share in the Freehold ownership.

All 9 residents have formed a Management Company to look after and be responsible for the upkeep and maintenance of the fabric of the building and communal parts.

Currently the half yearly maintenance charges are set at £561.61 paid 1st January 2026 until 30th June 2026.

These charges include the following;

- ◆ Buildings Insurance
- ◆ General Repairs
- ◆ Contribution to a Sinking Fund
- ◆ External lighting and maintenance of communal areas
- ◆ Window Cleaning
- ◆ Gardening
- ◆ Communal T.V. aerial

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street. Opposite the Miller of Mansfield turn left again into Manor Road and the next corner by the John Barleycorn Pub follow the road round to the left into Station Road. Belleme Mews will then be found a further 100 yards along on the left.

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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