

1 MILLERS CLOSE

GORING ON THAMES ✦ OXFORDSHIRE

Warmingham
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Goring Railway Station (London Paddington within the hour) ✦ Streatley High Street / River 0.25 miles ✦ 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 semi-detached property situated on a corner plot within this popular cul-de-sac, conveniently located very near the centre of the village of Goring on Thames. The property provides open plan accommodation to the ground floor, and the loft has been converted within recent years to provide a fourth bedroom. The corner plot garden provides an enclosed pleasant space to enjoy the South and East facing aspects, as well as a driveway next to the property with an additional garage nearby.

- Semi-Detached House
- Set on a Corner Plot
- Driveway Located to the Side & Separate Garage

- Open Plan Living Space
- Four Bedrooms including Converted Loft

- Cul-de-Sac Location
- Central Village Position





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 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.

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, Moulsford 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 in 2022, 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

The front door leads into an entrance hall with original parquet flooring, and a WC. The hall leads through to the living room, a fantastically open and light L-shaped room, with a walk-in bay window overlooking the front, a gas fire with marble surround and French doors onto the rear garden. The kitchen has been opened up to provide a wonderful sociable space, and the kitchen is fitted with a range of contemporary gloss handleless units with quartz worktop and with integral appliances including fridge/freezer, double ovens, dishwasher and electric hob.

The kitchen also has a door to the rear.

A turning staircase are leads to the first floor landing. There are three bedrooms located to this floor, two doubles and one single in size. The family bathroom is fitted with a bath with shower over. Another turning staircase leads to a further bedroom on the top floor.

OUTSIDE

A hardstanding driveway is located to the side providing parking with an EV charging point. Additionally a single garage is located within a nearby block with an up and over door.

A gate leads to the garden, with a further hardstanding area providing additional parking if required. The property sits on a desirable corner plot, with lawned garden to the side to maximise the South and East aspects. A brick path meanders through the garden, leading to a wooden decked seating area and a brick patio at the rear with a timber shed. The garden is fully enclosed by timber fencing.







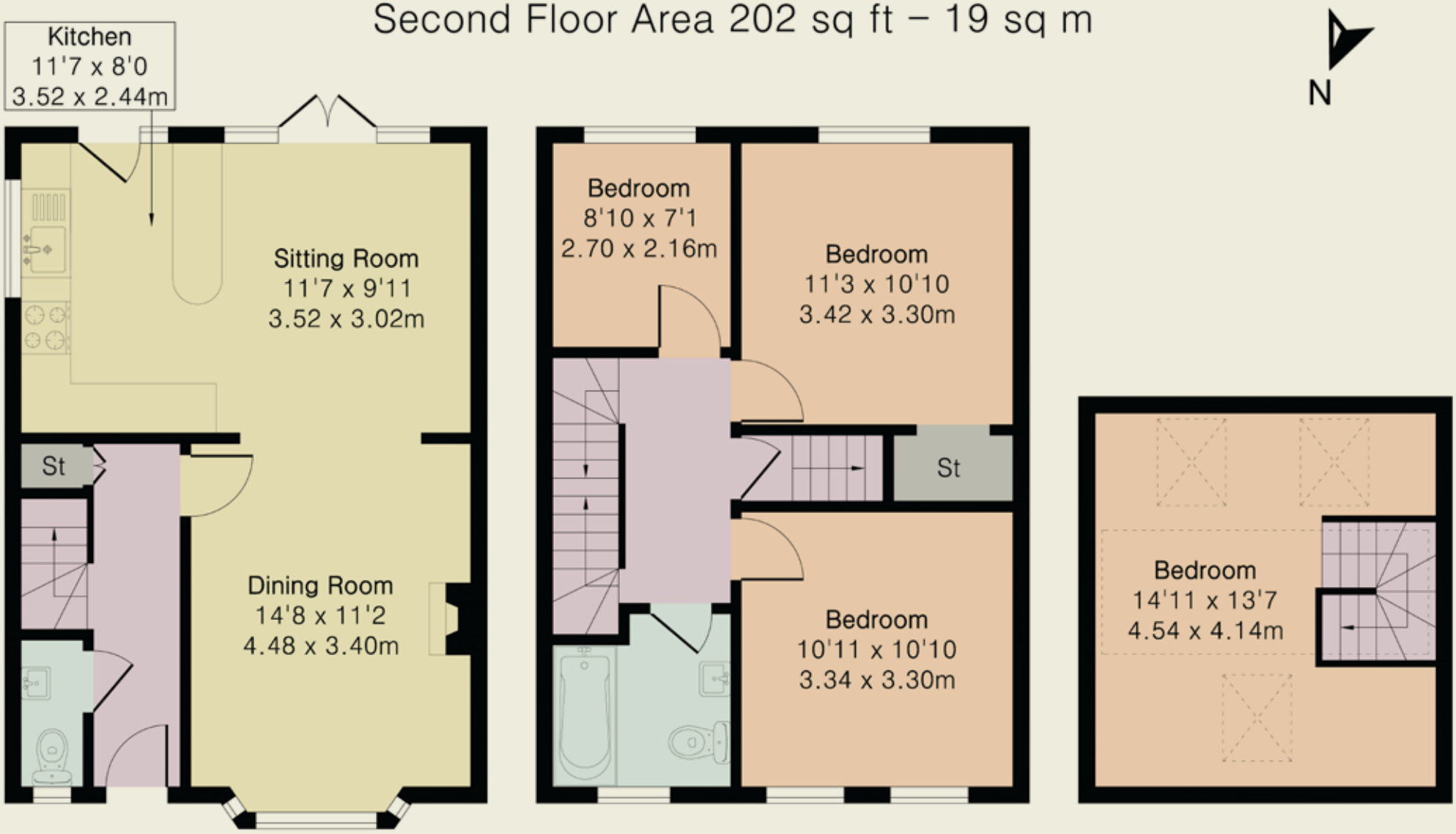


Approximate Gross Internal Area 1275 sq ft - 119 sq m

Ground Floor Area 632 sq ft – 59 sq m

First Floor Area 441 sq ft – 41 sq m

Second Floor Area 202 sq ft – 19 sq m















GENERAL INFORMATION

Services: All mains services are connected to the property. Central heating and hot water from gas fired boiler.

Council Tax: E

Energy Performance Rating: C / 75

Postcode: RG8 9BS

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
///devalued.pylon.nanny

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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