



35 CLEEVE DOWN

GORING ON THAMES ♦ OXFORDSHIRE

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Central Goring Shops & Station - 0.6 miles ♦ Wallingford - 6 miles ♦ Pangbourne - 6 miles ♦ Reading - 10 miles ♦ Oxford - 19 miles ♦ Newbury - 14 miles ♦ Henley on Thames - 12 miles ♦ M4 at Theale (J12) - 11 miles ♦ M40 at Lewknor (J6) - 14 miles (Distances approximate)

In a favoured village on the River Thames between Oxford and Reading, close to all the amenities and within walking distance to the main line Station at Goring & Streatley with commuter train to London Paddington within the hour.

A 3 bedroom terrace house in a quiet no through road with lovely views of Cow Hill above and the Bourdillion field behind, benefitting from lovely private west facing garden and driveway parking.

- ♦ Popular residential area at the foot of the scenic Elvendon Valley
- ♦ Excellent road and rail communications
- ♦ Goring Primary & Langtree School Catchment

- ♦ 3 Bedrooms
- ♦ 3 Reception Rooms
- ♦ Utility With Cloakroom
- ♦ Family Bathroom

- ♦ West Facing Rear Garden
- ♦ 2 x Sheds

- ♦ Driveway Parking for 2 cars



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two old world inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. 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.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory 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.

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 and leisure and fitness facilities.

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

35 Cleeve Down was built in the 1950's and has traditional brick elevations under a pan tile roof. Situated within a stepped terrace of four, the property occupies an advantageous position, set back from the road. Entrance is into the hallway with utility area and cloakroom. The kitchen breakfast room is in the middle of the house with views out over the garden. The sitting room has dual aspect and doors take you into the conservatory. Upstairs there are 3 bedrooms, 2 doubles and 1 single room and a family bathroom. The property has light and bright accommodation and views to the front and back.

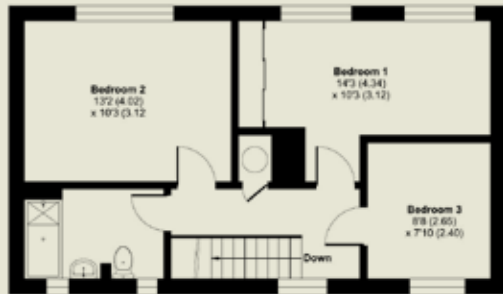
OUTSIDE

There is a hedged boundary to the front and entrance leads onto the driveway offering parking for 2 cars. There is a large lawned frontage and pretty planting. At the back of the house is the main west facing garden, having 2 large sheds and fenced all around with gate allowing direct access onto the Bourdillion field.

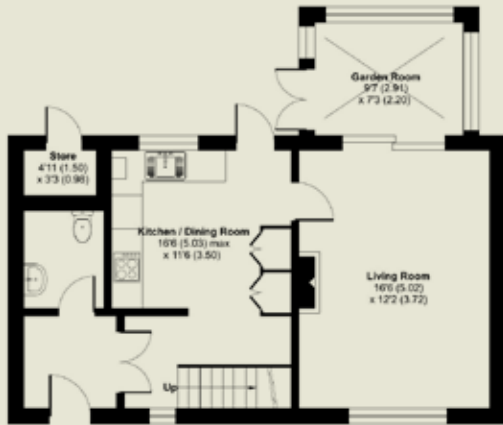


35 Cleeve Down, Goring, Reading, RG8 0HA

Approximate Area = 1038 sq ft / 96.4 sq m
Outbuilding = 13 sq ft / 1.2 sq m
Total = 1051 sq ft / 97.6 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with NICE Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © warmingham 2024. Produced for Warmingham Limited. REF: 1404130



GENERAL INFORMATION

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

Council Tax: D

Energy Performance Rating: D / 63

Postcode: RG8 0HA

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames bear right and continue up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road (B4009) and in a further ¼ miles turn 4th right into Elvendon Road. At the further end of the road shortly after the junction with Icknield Road you will find the turning right into Cleeve Down. Take the first right and continue along. No 35 will be found at the end, toward the left hand corner.

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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