



15 SUMMERFIELD RISE

GORING-ON-THAMES ♦ OXFORDSHIRE

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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)

In an established residential road on the elevated fringe of the village near open fields and the surrounding Chilterns countryside, yet close to the river Thames and easily accessible for the well revered village primary school, local shop and also for the extensive High Street shops and amenities and mainline railway station providing direct access to London Paddington in under the hour.

A well proportioned chalet bungalow extending to 2,071 sq ft and offering flexible accommodation with 6 bedrooms and 3 bathrooms all within a plot of 0.23 of an Acre.

- ♦ Quiet Cul De Sac Within 12 Minute Walk From The Train Station
- ♦ Goring Primary & Langtree School Catchment

- ♦ Flexible Accommodation On Two Levels
- ♦ 6 Bedrooms and 3 Bathrooms
- ♦ 2,071 sq ft

- ♦ South West Facing Plot of 0.23 of an Acre



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 is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. Goring has been 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

15 Summerfield Rise was built in 1960's, having been extended over the years and having brick elevations to the front and rendered at the back under a tiled roof.

The property affords spacious and light well apportioned accommodation with 6 bedrooms and 3 bathrooms, 5 bedrooms and 2 bathrooms to the ground floor and the main bedroom with dressing area and ensuite to the first floor. The main bedroom benefits from views across the garden and generous eaves storage. The living dining room also looks out across the gardens with door allowing for access. The kitchen breakfast sits directly behind and has a back door for side access.

The house benefits from UPVC windows and there is scope for further updating.

OUTSIDE

The property is privately approached over a large gravelled driveway flanked on both sides with mature tall clipped hedging and providing much parking. The main garden at the back has a mature and private aspect. Facing south west, there is a large lawn with trees and hedges surrounding the border. A terrace coming off the living/dining room offers a lovely seating area to sit and enjoy the quiet peaceful outdoor space. The garden has a shed and summerhouse.

In all the gardens & grounds extend to approximately 0.23 of an acre.



Approximate Gross Internal Area 2071 sq ft - 193 sq m

Ground Floor Area 1753 sq ft – 163 sq m

First Floor Area 318 sq ft – 30 sq m



Ground Floor



First Floor

GENERAL INFORMATION

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

Council Tax: F

Energy Performance Rating: TBC

Postcode: RG8 0DS

Local Authority: South Oxfordshire District Council

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. Towards the further end of Elvendon Road the entrance to Summerfield Rise will be found on the right hand-side. 15 Summerfield Rise will be found half way along off on the right hand-side.

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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