



Mountfield, Goring on Thames

The **PERSONAL** Agent

# Guide Price £425,000

## Freehold

- Four Bedrooms
- Two bathrooms
- End of terrace
- Corner plot
- Not overlooked
- Secluded South Westerly facing garden
- Potential to upgrade & Extend
- Off street parking & garage
- Walking distance to BR train station and shops
- No ongoing chain

An excellent opportunity to acquire this three/four bedroom end of terrace property, situated on a larger than average South Westerly corner plot, at the end of a quiet Cul de Sac.

Offering scope to modernise and/or extend, not overlooked, and within easy walking distance to Goring train station, local shops, and Goring Primary school, this house offers plenty of potential.

The South Westerly facing rear garden is a real feature of this family home.

Offered with No Ongoing chain, viewing is highly recommended.

Upon entering the property, you are greeted by an enclosed entrance porch, leading to the hallway, with doors to the integral garage, kitchen, and lounge/dining room.

From the lounge there is a door leading to the current master bedroom, with a door opening to the garden, and a downstairs bathroom.

Stairs lead from the hallway to the first floor landing, where there are three further double bedrooms and a family bathroom.



The secluded south westerly facing rear garden can be accessed from the lounge and downstairs bedroom, with side access.

To the front of the property there is a driveway, garage, and access via the side of the house to the rear garden.

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, a choice of restaurants, a 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 links to Heathrow.

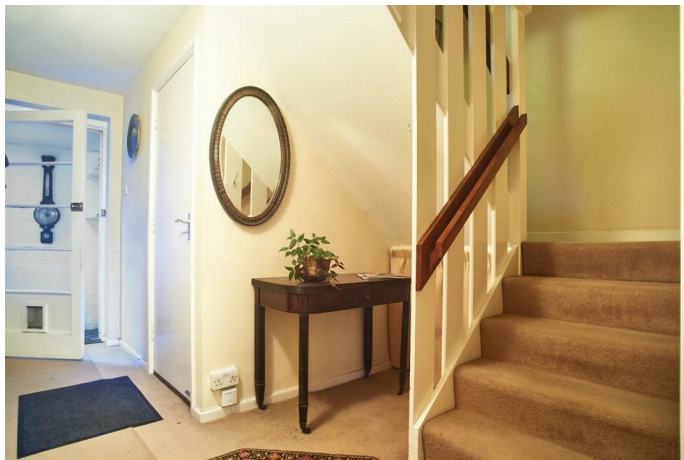
Crossrail services have commenced from Reading, which, together with the electrification of the line, significantly improves travelling times to Paddington and central London destinations.

There is a highly rated primary school, and in the local area is a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties, many listed, being of significant architectural and historical interest.

Tenure: Freehold  
Council Tax: E

**CONNECTED PERSON DISCLOSURE** - In accordance with the Consumer Protection from Unfair trading regulations 2008, please note that the seller of this property has a connection with this Estate Agency.

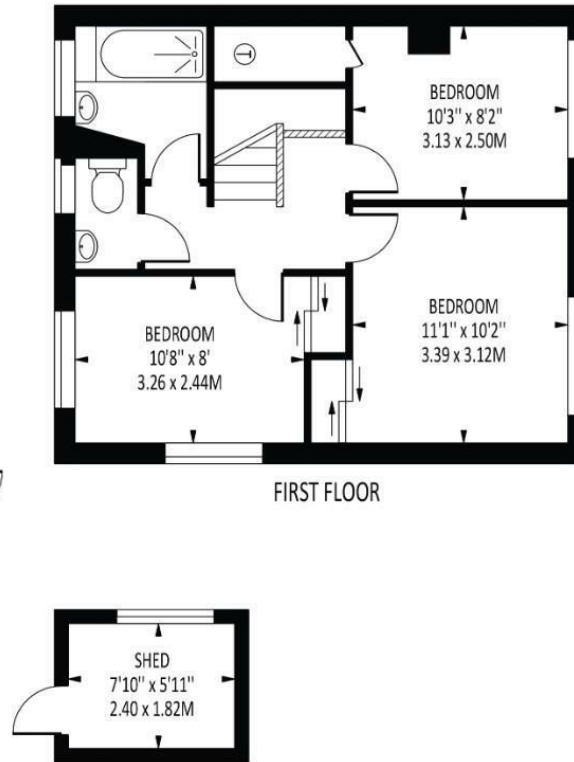
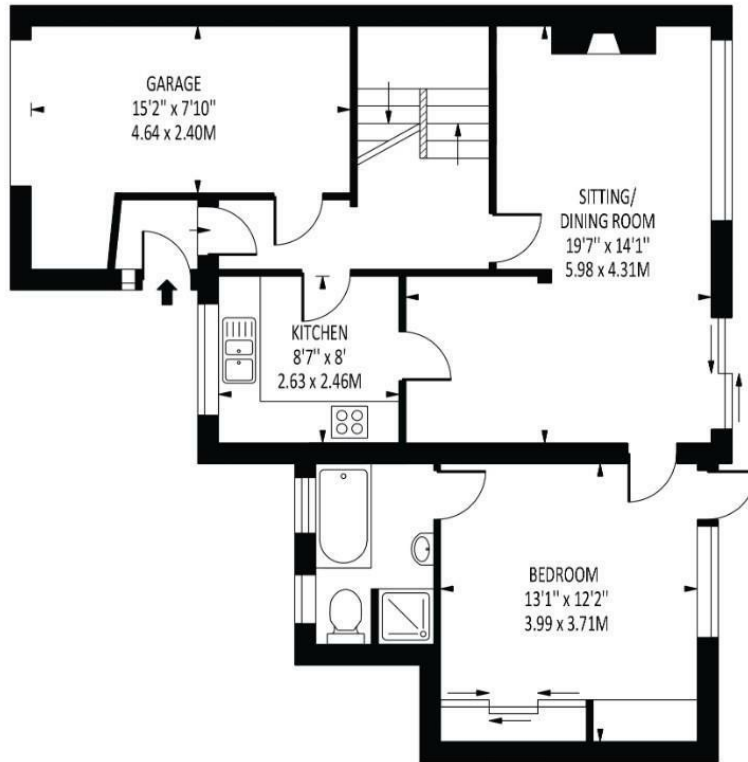




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## Mountfield, Goring on Thames

Total Area: 1293 SQ FT • 120.15 SQ M  
(Including Shed)  
Shed Area : 47 SQ FT • 4.37 SQ M



**GROUND FLOOR**

**FIRST FLOOR**

Disclaimer: For Illustration Purposes only

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 63      | 76        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

