



LADYGROVE COTTAGE

GORING HEATH ♦ OXFORDSHIRE



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Goring & Streatley Train Station (London Paddington within the hour) 3 miles ♦ Reading 9 miles ♦ M4 (J12) 13 miles ♦ M40 (J6) 17 miles ♦ Henley on Thames 10 miles ♦ Oxford 20 miles ♦ Wallingford 8 miles (Distances and times approximate)

Within a beautiful countryside hamlet, yet just 3 miles from Goring & Streatley train station with commuter trains into London within the hour.

A beautifully refurbished Grade II listed part thatched property with separate annexe, all set within manicured gardens and grounds of 0.8 of an Acre.

- ♦ Close proximity to railway station at Goring & Streatley with commuter trains direct into London Paddington
- ♦ Electric Gated Entrance Onto Driveway
- ♦ Beautiful Landscaped Gardens and Grounds of 0.8 of an Acre
- ♦ 2 Reception Rooms / Dining Area
- ♦ Kitchen
- ♦ 3 Bedrooms
- ♦ Family Bathroom
- ♦ Detached Annexe With Shower Room and Kitchenette
- ♦ In all extending to approximately 1,862 Sq Ft



SITUATION

Goring Heath is a picturesque village with its own pub, a village hall and a local bus is enviably situated close to Pangbourne where there is an excellent range of local shops and services, including an award-winning butcher, artisan baker and specialist cheese shop and delicatessen. There is also a mainline rail link to London Paddington within the hour. The more comprehensive amenities of Reading are close by (London Paddington 27 mins). The nearby M4 (Junction 12) provides excellent access to the motorway network, London and its airports. The area is well served by a good range of state schooling including Checkendon C of E Primary School in the village and Langtree School, together with a selection of noted independent schools including The Oratory, Moultsford Prep, Cranford House and Pangbourne College.

There are good road communications for Reading, Henley on Thames, Wallingford, Oxford and both the M4 and M40 motorways. Main line stations at Goring, Pangbourne and Reading provide fast commuter services up to London (Paddington) in under the hour.

In addition to well revered nearby primary school at Whitchurch on Thames and Langtree secondary school in Woodcote, locally the area is also extremely well served by an excellent range of private schooling also, of particular note; St Andrew's, The Oratory Prep & Senior, Pangbourne College, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

Main House

Dating back to 17th century, Ladygrove Cottage is a Grade II listed country thatched cottage, having been extended in both the 19th and 20th centuries and sympathetically modernised yet retaining original features including exposed beams and stunning Inglenook fireplace.



The current owner has also undertaken extensive works throughout, including re-wiring, re-plumbing, redecorating, refurbishing the doors and door furniture as well as many other works to bring it up to a high specification.

Entrance is into a hall, then door leading into the sitting dining room which has the large Inglenook fireplace with woodburner, recently installed by Dorchester fireplaces. There is a door into a small store cupboard on the left and then door to the staircase. The dining room has terracotta tiles and also features a woodburner from Dorchester fireplace. There is a cloakroom with handmade pantry unit. The kitchen is fully fitted with integrated appliances and breakfast bar. Upstairs, the main bedroom has triple built in wardrobes and there are 2 further bedrooms, all facing out onto the gardens. There is a separate office and family bathroom, with bath and overhead shower.

Detached Annexe

Detached from the house is a converted barn, now comprising of a large bedroom/lounge area separate shower room and kitchenette. There are two sets of French doors opening out offering wonderful views of the garden. There is also an adjoining utility room and a store room at the end.

OUTSIDE

Approached through a five-bar electric wooden gate onto the long gravelled driveway, there is ample parking for several cars.

The gardens are beautifully manicured and hedged boundaries offer privacy and peace to sit and enjoy its wonderful outlook. There are several seating areas, including a terrace across the back and front terrace. Mature trees and stunning planted borders create an array of colour and there are 2 expansive lawns and a kitchen garden area for home growing. The grounds compliment this beautiful cottage and an early viewing is recommended.





**Approximate Gross Internal Area 1383 sq ft - 129 sq m
(Excluding Outbuilding)**

Ground Floor Area 752 sq ft – 70 sq m

First Floor Area 631 sq ft – 59 sq m

Outbuilding Area 479 sq ft – 45 sq m



Ground Floor

First Floor



GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Septic tank drainage.

Council Tax: G

Energy Performance Rating: Exempt, Grade II listed

Postcode: RG8 7RU

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up to the top of the High Street. At the railway bridge junction turn right and then next left into Reading Road by Tesco. Continue up the hill and out of the village and on reaching Crays Pond in approximately 2 miles, turn right at the crossroads for Whitchurch and Pangbourne. In a further mile turn left at a small crossroads signposted Hill Bottom and continue through the village, past The Sun public house and out the other side. Carry on this road and just after the bend, Ladygrove Cottage will be found on the right hand side.

what3words:

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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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