

54 WALLINGFORD ROAD

GORING-ON-THAMES ✦ OXFORDSHIRE

Warmingham
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Central Village Shops & Mainline Station - 5 mins walk ✦ Wallingford - 4.5 miles ✦ Pangbourne on Thames - 4.5 miles ✦ Reading - 10 miles ✦ Newbury - 13 miles ✦ Oxford - 19 miles ✦ Henley on Thames - 12 miles ✦ M4 at Theale (J12) - 10 miles ✦ M40 at Lewknor (J6) - 16 miles

(Distances and times approximate)

A three bedroom semi-detached house conveniently located for access to the sought after village Primary School and mainline train station. The property benefits from an East facing garden, with a large decked seating area, as well as workshop, carport and garage with parking at the rear. The house offers excellent potential for extension subject to usual requirements and is available with no onward chain.

- ✦ Lounge with Large Windows
- ✦ Kitchen/Diner & Conservatory
- ✦ Three Bedrooms with Storage

- ✦ Large East/West Decked Seating Area
- ✦ East Facing Rear Garden

- ✦ Carport, Workshop and Garage
- ✦ Parking to the Rear

- ✦ With No Onward Chain

- ✦ Easy Access to the Primary School & Train Station

- ✦ Potential for Extension, STPP



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 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 olde worlde 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 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, Langtree School, Woodcote and also Cranford House School, The Oratory Preparatory School, Moulsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, and Bradfield College.

The village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Briton"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs) and football, cricket & tennis all with popular and long-established clubs.

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 is The Swan at Streatley, a luxury 4 star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

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

The front door opens into an entrance hall. The sitting room is front aspect with large West facing windows overlooking the front garden and allowing in tremendous light, and a feature electric fireplace with natural stone surround. Glazed double doors also open to the kitchen/diner (which is also accessible from the hall) and is fitted with a matching range of units with space for freestanding appliances. Sliding doors from here open into the conservatory, with a door to the rear deck.

The staircase leads to the first floor landing with access to the loft. The first floor offers three bedrooms, two doubles and one single, all with built-in wardrobe cupboards.

The family bathroom is fitted with a coloured suite including bath with shower over.

OUTSIDE

The front garden is laid to open lawn, with a path leading to the front door and a lovely flowering cherry tree. The front boundary is lined with mature hedging for privacy. Gated access at the side leads to the rear.

The rear garden offers a large decked seating area, extending to the rear and side of the house benefitting from an East/West orientation. The garden is laid to level lawn, with shingled borders and a path leading to the bottom of the garden, with the covered carport and workshop with power. Gated access leads to the garage and parking behind. (Agent's note: this gate could be enlarged to provide vehicular access to the carport for additional parking if required).

The garage is located to the rear of the property, with an up and over door and light.

The property is accessible by car from a private lane at the rear, leading to the garage with space for a car in front.







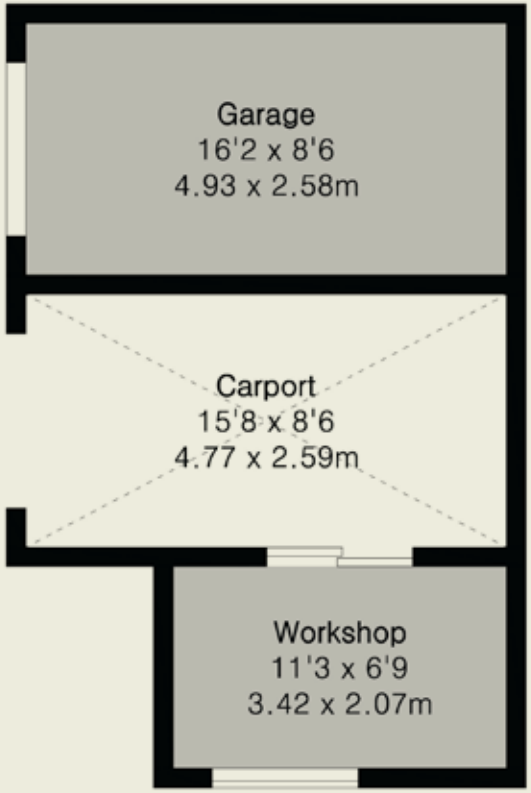




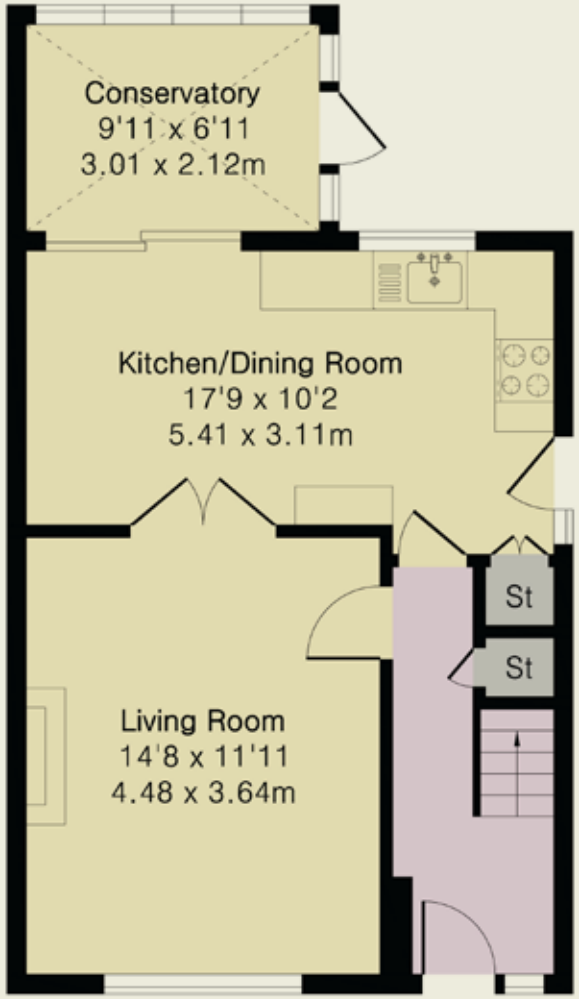


Approximate Gross Internal Area 939 sq ft - 87 sq m
(Excluding Garage)

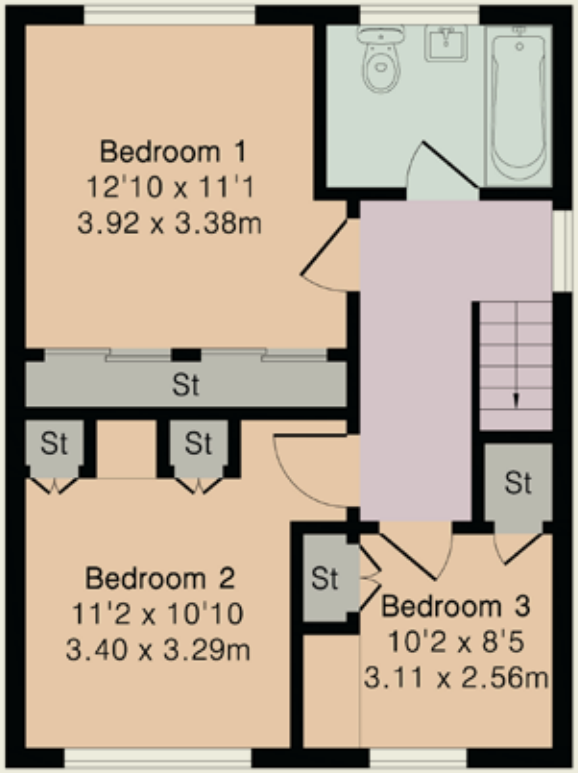
Ground Floor Area 507 sq ft – 47 sq m
First Floor Area 432 sq ft – 40 sq m
Garage Area 213 sq ft – 20 sq m



Garage



Ground Floor



First Floor

N













GENERAL INFORMATION

Services: Gas fired central heating. All mains services.

Council Tax: D

Energy Performance Rating: D / 68

Postcode: RG8 0HN

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:
///calm.vibrating.flexibly

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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