



5 CLEVEMEDE

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour)
- 5 Minutes Walk ♦ Reading (London, Paddington 27 minutes) -
11 Miles ♦ M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley on
Thames - 12 Miles ♦ Oxford - 19 Miles ♦ Wallingford - 4.5 Miles
(Distances and times approximate)

Conveniently situated close to the village primary school and easily accessible for the central high street shops and amenities, and for the mainline railway station providing access to London Paddington in under an hour.

An elegant townhouse, in need of updating and refurbishment, located in a delightful setting, affording spacious accommodation of approximately 1,767 sq ft, with well apportioned open plan accommodation leading out onto private and mature gardens perfect for 'Al Fresco' dining.

- ♦ Within a 10 Minute Walk From Train Station
- ♦ Goring Primary & Langtree School Catchment
- ♦ Riverside Walks & Amenities Close Walking Distance

- ♦ Town House on 3 Levels
- ♦ Integral Double Garage & Driveway
- ♦ Downstairs Reception Room
- ♦ First Floor Living/Dining Room
- ♦ Kitchen
- ♦ 3 Bedrooms

- ♦ Terraced Garden

- ♦ In All Approximately 1,767 Sq Ft



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 is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a primary school, an excellent range of interesting shops and restaurants, together with 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 also 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

Clevedeme approached off Cleeve Road, is a small Close of elegant Town Houses comprising two terraces of 6 arranged in staggered pairs, one on each side set back behind attractive gardens. Conveniently situated close to the village primary school and easily accessible for the central high street shops and amenities, and for the mainline railway station providing access to London Paddington in under an hour, the property enjoys a delightful mature and private setting.

Built around 1970 by Loverock a highly regarded local Development Company on land formerly owned by Clevedeme House an imposing late Victorian House located just to the rear, the properties were designed incorporating classical Georgian features notably with columned entrances and porticos, and casement style windows. The accommodation arranged over 3 floors has a versatile ground floor Study / 4th bedroom or Garden Room and cloakroom. There is an integral Garage and rear hallway leading out to the terrace.

On the first floor is a large lounge with bay window and dining area. The kitchen looks out across the back garden. On the top floor and 3 bedrooms, 2 doubles and 1 single and family bathroom.

OUTSIDE

At the front of the property there is an open plan lawned garden with good depth and mature planting. A driveway allows for private off road parking, in front of the double garage. There is a storage cupboard in front of the porch.

The terrace at the back has lots of mature planting in the borders and offers a private space.



Approximate Gross Internal Area 1767 sq ft - 163 sq m (Including Garage)

Ground Floor Area 585 sq ft – 54 sq m

First Floor Area 597 sq ft – 55 sq m

Second Floor Area 585 sq ft – 54 sq m



Ground Floor

First Floor

Second Floor

GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Central heating from gas fired boiler located in the downstairs front room.

Council Tax: F

Energy Performance Rating: TBC

Postcode: RG8 9BU

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 towards the top of the High Street where immediately after shops bear left into Cleeve Road. Continue towards the further end of Cleeve Road where Clevedeme will be found off on the right hand side. No 5 will be found along off on the left 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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