



44A WALLINGFORD ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

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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)

Conveniently located within steps of the village Primary School, and very accessible to the village amenities and mainline train station is this townhouse style property, offering flexible accommodation arranged over three floors. The property has been enhanced by the current owner in recent years to provide an open plan kitchen/diner and landscaped rear courtyard garden. The property boasts four bedrooms and three bathrooms, with the overall accommodation approximately 1,533 sq ft and parking located within a private gated forecourt at the rear, accessed by only five properties.

♦ Townhouse Style Property Arranged Over Three Floors

♦ Open Plan Kitchen/Diner, Recently Re-fitted

♦ Sitting Room with Woodburning Stove

♦ Four Bedrooms & Three Bathrooms

♦ Pedestrian Access to the Front, with Gated Parking to the Rear

♦ Landscaped Low-Maintenance Courtyard Garden

♦ Convenient Location for Primary School, Village & Mainline Railway Station

♦ Light-filled Accommodation with Ample Storage Throughout



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, Moulsoford 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.

Crossrail (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

Approached via a pedestrian footpath, the front door opens into an entrance hall with a WC. The sitting room is front aspect with a woodburning stove, plantation shutters and double doors opening onto the kitchen/diner. This space, also accessible from the hall, was opened up and refurbished by the current owner within the last four years. The kitchen is fitted with a contemporary range of handleless units, with integral appliances including fridge/freezer, dishwasher, double ovens, electric hob with built-in extractor and washing machine, and an understairs larder cupboard. French doors lead from the dining space onto the garden.

A turning staircase leads to the first floor, with an airing cupboard. The guest bedroom is rear aspect with fitted wardrobe cupboards and an en-suite shower room. There are two further bedrooms, one double with built-in wardrobes and one generous single. The family bathroom is fitted with a bath with shower over. A further turning staircase leads to the top floor, with a landing study area. The primary bedroom is located to this floor, with ample wardrobe and eaves cupboards and an en-suite fitted with a shower and velux window.

OUTSIDE

The property is accessed via a block paved pedestrian path at the front, tucked away behind an abundantly stocked mature garden with trees and shrubs for privacy.

The rear garden has been recently landscaped by the current owner to create a contemporary and peaceful courtyard space with a mix of pavers and gravel for low maintenance. Planted beds offer an abundance of flowering varieties with a patio seating area and a timber storage shed with electricity. The garden is fully enclosed by timber fencing, with gated access leading to the parking area at the rear. To the rear is a private gated blocked paved forecourt with allocated parking for two cars and electricity.

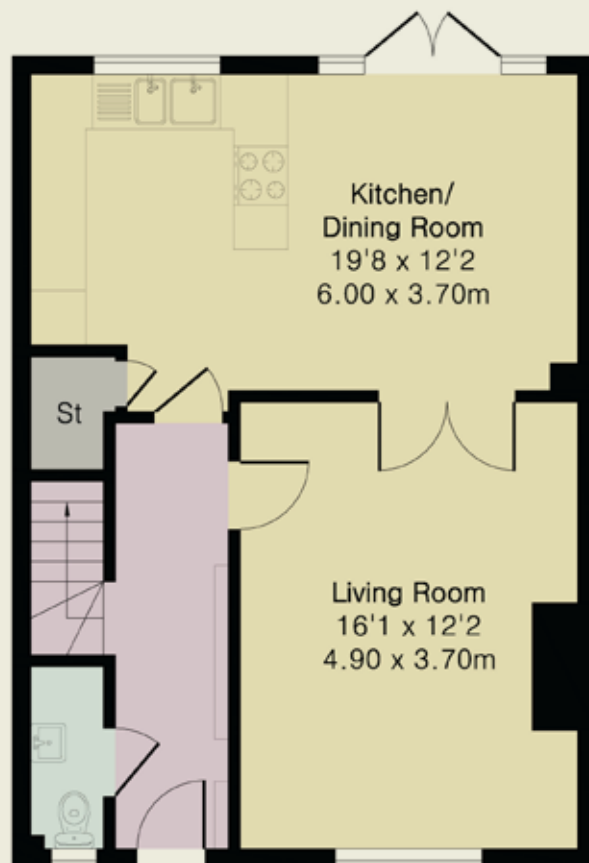


Approximate Gross Internal Area 1533 sq ft - 142 sq m

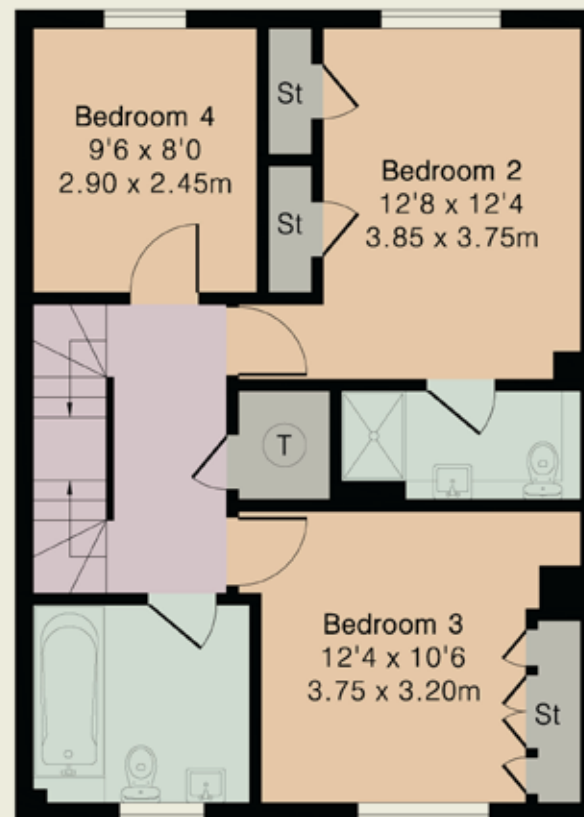
Ground Floor Area 549 sq ft – 51 sq m

First Floor Area 549 sq ft – 51 sq m

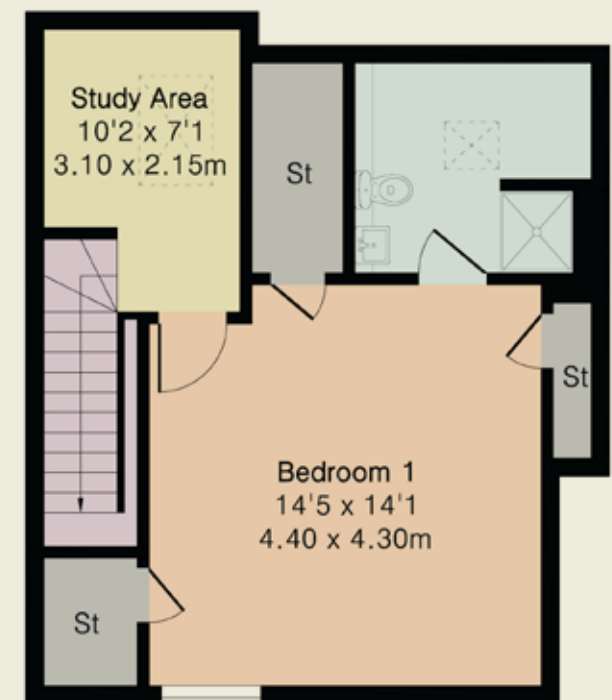
Second Floor Area 435 sq ft – 40 sq m



Ground Floor



First Floor



Second Floor



GENERAL INFORMATION

Services: Gas fired central heating with the boiler replaced in the last 3 years. All mains services.

Council Tax: F

Energy Performance Rating: C / 75

Postcode: RG8 0BG

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 to the top of the High Street, turning left at the railway bridge onto Wallingford Road. Continue along for a few hundred metres, and the property will be found on the righthand side, just before the turning into Elvendon Road. If driving, turn right into Elvendon Road and then immediately off on the righthand side, the gated driveway and forecourt for the property will be found.

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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