



67 WALLINGFORD ROAD

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham

www.warmingham.com

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Goring Railway Station (London Paddington within the hour)

12 minute walk ♦ Streatley High Street / River 0.25 miles ♦

Reading 10 miles (London Paddington 27 minutes) ♦

M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦

Newbury 14 miles ♦ Oxford 17 miles

(Distances and times approximate)

Spacious detached 3 bedroom property with large drive and garage on the edge of this sought after village.

- ♦ Entrance Hall
- ♦ Kitchen/Breakfast Room
- ♦ Dining Room
- ♦ Sitting Room
- ♦ Shower Room

- ♦ 2 Double bedrooms with fitted wardrobes
- ♦ Further 3rd bedroom
- ♦ Family Bathroom

- ♦ Garage
- ♦ Driveway for multiple cars

- ♦ Garden



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

Goring has thriving local amenities including 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 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.

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 and Langtree Secondary School in Woodcote, but 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, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.



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 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

Spacious detached 3-bedroom property with large drive and garage on the edge of this sought after village.

The property incorporates an entrance hall giving access to all downstairs principal rooms. The sitting room overlooks the rear garden and benefits from large patio doors. The dining room adjoins the sitting room and has sliding doors enabling the two rooms to become a larger open space. The Kitchen/Breakfast room is a good size with many storage cabinets. A well-presented shower room is also on the ground floor. On the first floor there are 2 double bedrooms with fitted wardrobes and a further 3rd large single bedroom. The family bathroom is a good size.

OUTSIDE

There is ample space for parking and a small garden at the front of the property. The garage has an up and over door. At the rear of the property is a nicely lawned garden with a patio area. There is a pedestrian door at the rear giving access to the garage.

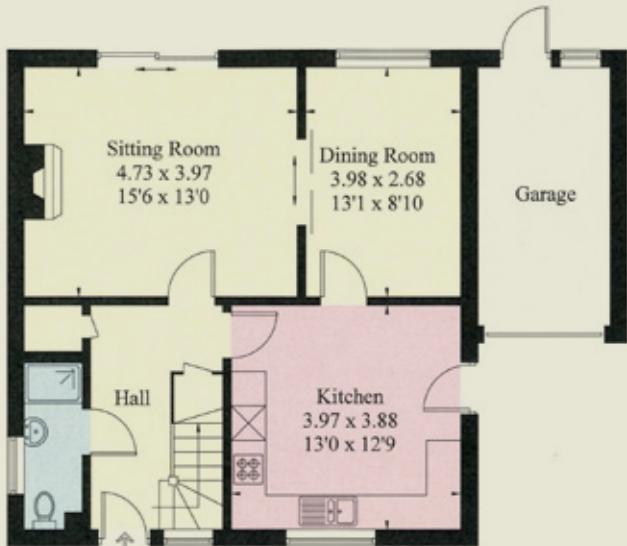


67 Wallingford Road, Goring, Reading, RG8 0HL

Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft
(Excluding Garage)



= Reduced headroom below 1.5m / 5'0"



Ground Floor

First Floor

Feet
0 5 10
Metres
0 1 2 3

FLOORPLANZ © 2017 0203 9056099 Ref: 190841

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

Services: Gas central heating with mains water and electricity.

Council Tax: D

Energy Performance Rating: D / 67

Postcode: RG8 0HL

Local Authority: South Oxfordshire District Council

Telephone: 01235 422 422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue towards the railway bridge. Turn left and continue along Wallingford Road until just before you leave the village, number 67 is found 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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