



36 ELVENDON ROAD

GORING-ON-THAMES ♦ SOUTH OXFORDSHIRE

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Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles ♦
M40 At Lewknor (J6) - 15 miles ♦ M4 At Theale (J12) - 9 miles
♦ Heathrow Airport - Approx. 40 miles ♦ Wallingford - 5 miles ♦
Henley on Thames - 13 miles (Distances approximate)

Situated on a popular residential road sits this individual detached bungalow. The property would benefit from modernisation and offers tremendous potential for enlargement and renovation, subject to usual permissions. The bungalow sits on an envious South facing plot with the generous rear garden measuring 199 ft in length. The plot as a whole measures approximately 0.19 acres overall. The property is within easy reach of the village Primary school, with direct access via a gate at the rear onto Bourdillon Field. The property is available with no onward chain.

- ♦ Detached Bungalow
- ♦ Excellent Potential for Enlargement, STPP
- ♦ Flexible Accommodation
- ♦ South Facing Rear Garden
- ♦ Generous Rear Garden Measuring 199 ft in Length
- ♦ Overall Plot of 0.19 Acres
- ♦ No Onward Chain
- ♦ Walking Distance to Primary School
- ♦ Boiler Replaced in Last 2 Years



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands as the River flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the River, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Crossrail services have commenced from Reading which together with the electrification of the line significantly improves travelling times to Paddington and central London destinations.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

There is a highly rated Primary school and in the local area are a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties many Listed being of significant architectural and historical interest.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty 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 luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

Elvendon Road is approached off the Wallingford Road and leads out of the village in an Easterly direction, winding up through the scenic Elvendon Valley passing the Grade I Listed Elvendon Priory with private, Estate owned farmland and woodland on each side. The Primary School and a local Shop are in close proximity the former having easy off road access via Bourdillon Field and the main High Street and Station are also within easy reach. The tree lined road is known for its abundance of spring flowers especially bluebells and for the chestnut trees which extend along part of the road as it climbs up to Goring Heath and Woodcote. Many footpaths and bridle ways give access over this delightful area of unspoilt countryside.

PROPERTY DESCRIPTION

A wrought iron gate opens to the side, where the entrance door is located, opening into a lobby. This leads into the kitchen/diner, a front aspect room with a bay window. The kitchen is fitted with a matching range of units with space for freestanding appliances. The sitting room is a generous space with sliding doors onto the South facing garden, exposed brick and a gas fire. The main bedroom is accessed from the sitting room and also enjoys an outlook over the garden. A further bedroom is also located off the sitting room, with a final double bedroom accessed off the kitchen, with a bay window. Finally there is a shower room off of the entrance hall.

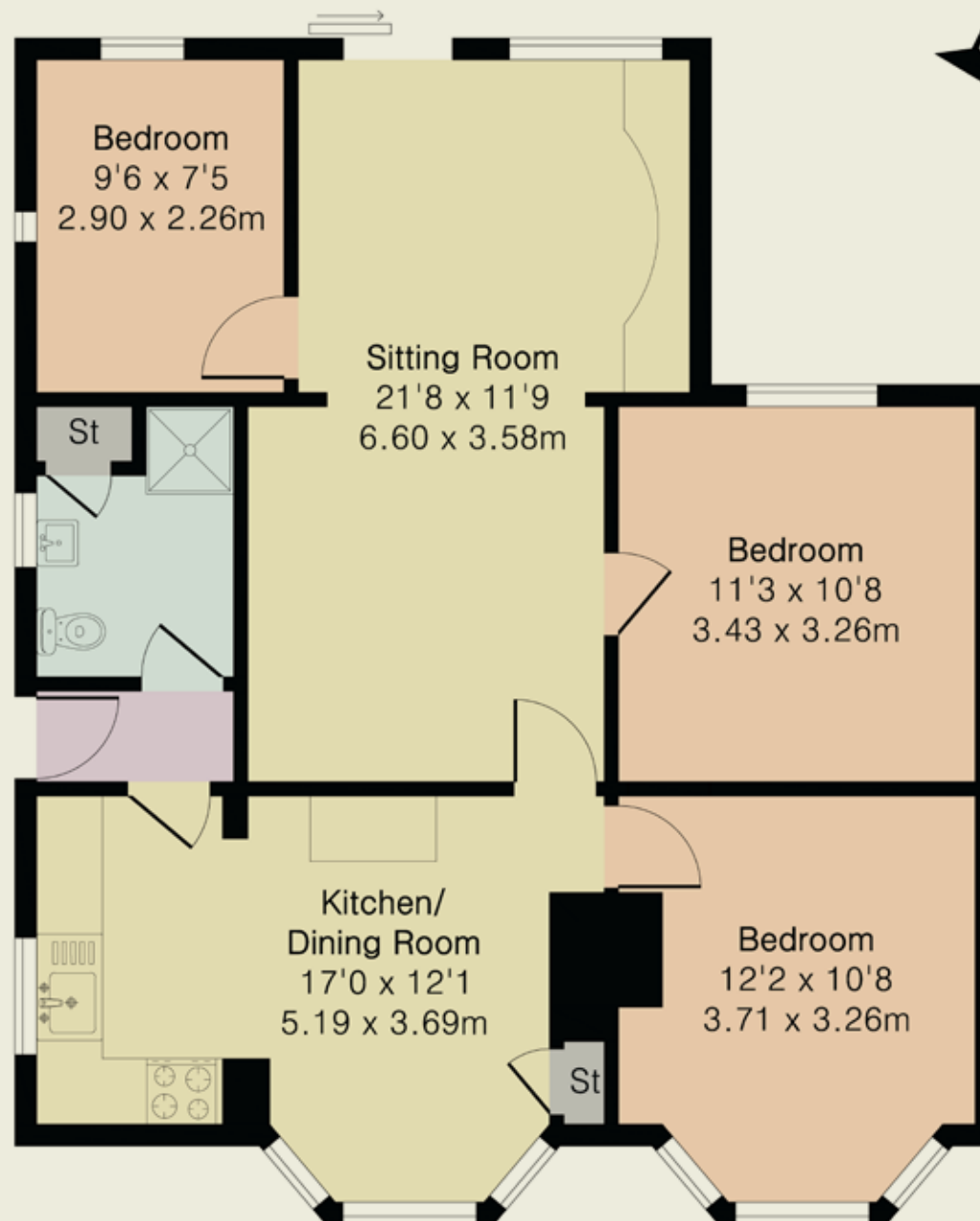
OUTSIDE

A block paved drive provides off street parking at the front, with double wrought iron gates leading to a further covered drive to the side. The front is bounded by mature evergreen hedge for privacy.

The rear garden is a wonderful size, measuring 199 ft in length, with the total overall plot measuring 0.19 acres. A hard standing patio runs across the back of the house and steps lead up the garden. This faces South and backs onto the Bourdillon Field beyond, with gated access onto the field providing direct pedestrian access to the Primary School. There is a covered carport to the side and two timber storage sheds. The garden is fully enclosed.



Approximate Gross Internal Area 836 sq ft - 78 sq m





GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from gas fired boiler, which has been replaced within the last 2 years.

Council Tax: E

Energy Performance Rating: D / 56

Postcode: RG8 0DU

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 to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road and in a further ¼ mile turn 4th right into Elvendon Road. No 36 will be found approximately a third of the way along on the right 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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