



19A ELVENDON ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour)

- 10 mins walk ♦ Reading (London, Paddington 27 minutes) -

10 miles ♦ M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley

on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles

(Distances and times approximate)

Situated on a popular road, just a short walk to the village primary school, river Thames, shops, restaurants, and mainline railway station affording access to London in under the hour.

A recently built 4 bedroom detached house offering flexible and stylish accommodation extending to 2,647 sq ft, including integral garage and having a garden home office.

- ♦ Recently Built Detached House of Generous Proportions
- ♦ Within A 10 Minute Walk Of Train Station With Commuter Trains Into London Paddington
- ♦ Goring Primary & Langtree School Catchment

- ♦ 4 Double Bedrooms and 3 Bathrooms
- ♦ Driveway Parking & Garage
- ♦ 2 Reception Rooms
- ♦ Garden with Home Office

- ♦ In All Extending To 2,647 sq ft



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands opposite above the village of Streatley.

The area is known geographically as the 'Goring Gap' and is designated national landscape. Goring has previously been awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a super 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.

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

Built in 2024 by High Barn Developments, 19A Elvendon Road is a high specification detached house with spacious light and airy rooms. Entrance is into a hallway with cloakroom, 2 storage cupboards and integral door to the garage.

The sitting room is at the front of the house with large bay window and then the open plan kitchen / dining / family room is found at the back overlooking the garden. With large roof lantern and 2 sets of French doors, the room offers a huge amount of natural light. The kitchen is fully fitted with blue painted units and quartz worktops as well as an island for more casual dining. There is a separate utility room found off the back.

Upstairs, the main bedroom overlooks the garden and has a separate dressing room leading into the ensuite with walk-in shower. There are 3 further double bedrooms, 1 with ensuite shower room and a separate family bathroom.

OUTSIDE

There is a large shingled driveway and grassed area to the front. A gate leads round the back and takes you to the private garden. A large terrace for dining and entertaining comes off the kitchen and path leads to the back of the garden where the garden home office can be found.

Mainly laid to lawn with borders to the side, the garden is well manicured, complementing the property perfectly.



19A Elvendon Road, Goring-on-Thames, Oxfordshire, RG8 0DP

Approximate Internal Floor Area (including Garage) = 224 sq m / 2411 sq ft
Limited Use Area = 7 sq m / 75 sq ft Outbuilding = 15 sq m / 161 sq ft
Total = 246 sq m / 2647 sq ft



GENERAL INFORMATION

Services: All main services are connected. Central heating and domestic hot water from gas fired boiler. Underfloor heating to downstairs.

Council Tax: G

Energy Performance Rating: C / 78

Postcode: RG8 0DP

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

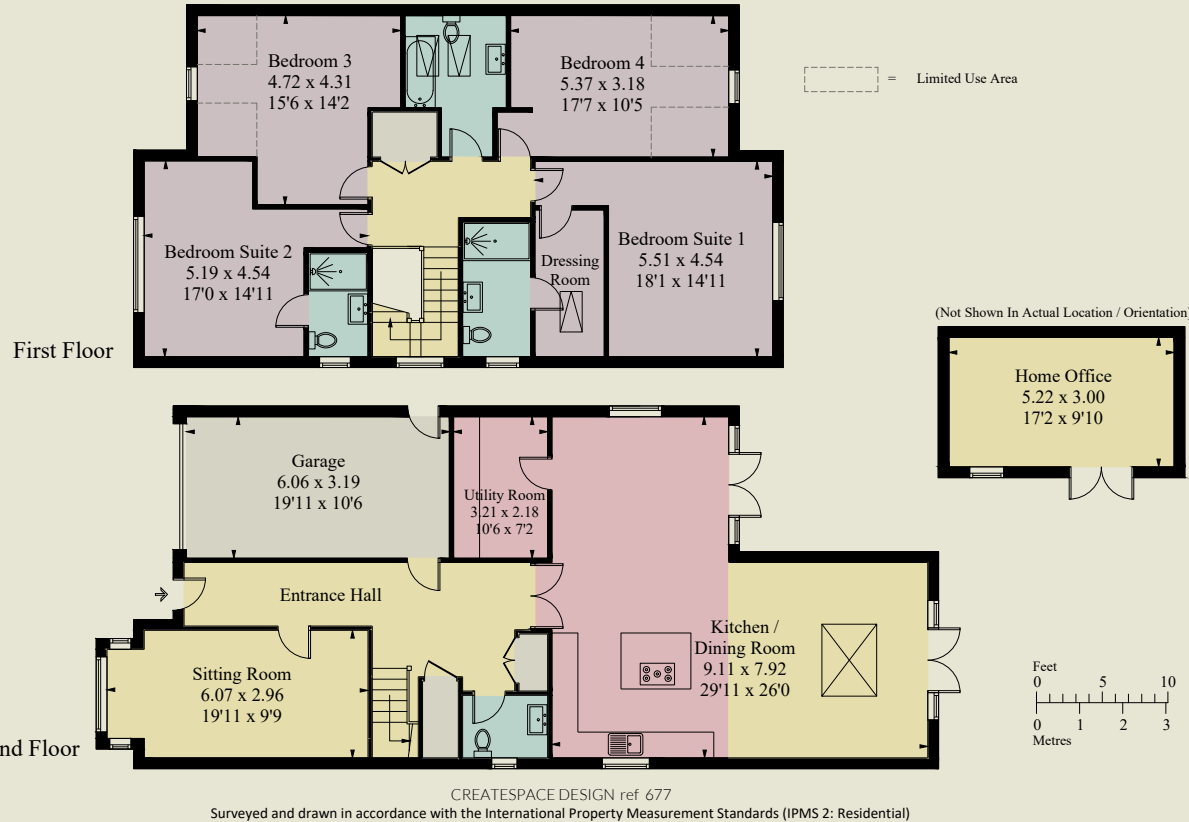
From our offices in the centre of Goring-on-Thames turn right and proceed up to the top of the High Street where at the railway bridge junction bear left onto the Wallingford Road. Continue along past the primary school, then take the next right onto Elvendon Road. 19A will be found a short way along on the left hand side.

what3words:

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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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