



4



2



2



D



Description

Robert Luff & Co are please to present this substantial four bedroom extended and detached family home on a corner plot located in South Goring. The property is set over three floors with the top floor offering a double bedroom and two roof terraces with views toward the downs and surrounding areas. On the first floor are three further double bedrooms (one with an en-suite shower), bathroom and separate W.C. The ground floor comprises two further reception rooms, a large family kitchen/diner, utility room and W.C. The property has garage and parking and lots of features with bay windows, wrap around gardens,, original wood panelling and a lovely bright and airy feel. It is close to local schools, shops and transport links with Goring Road shops and mainline train station a short walk away. The property must be viewed to be appreciated.



Key Features

- Detached House
- Extended
- Garage
- South Goring Location
- Freehold
- Four Double Bedrooms
- En-Suite
- Roof Terrace
- EPC - D
- Council Tax Band - E



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Robert
Luff & Co



Entrance Hall

Lounge
5.46 x 5.01 (17'10" x 16'5")

Reception Room
4.84 x 4.84 (maximum)
(15'10" x 15'10" (maximum))

Kitchen / Diner
4.98 x 6.93 (16'4" x 22'8")

Utility Room
1.93 x 1.78 (6'3" x 5'10")

W.C
0.88 x 1.71 (2'10" x 5'7")

First Floor Landing

Bedroom One
5.47 x 5.01 (17'11" x 16'5")

En-Suite
1.57 x 1.51 (5'1" x 4'11")

Bedroom Two
4.85 x 4.85 (15'10" x 15'10")

Bedroom Three
4.97 x 3.48 (16'3" x 11'5")

Bathroom
1.86 x 2.41 (6'1" x 7'10")

W.C
1.24 x 1.33 (4'0" x 4'4")

Second Floor Landing

Bedroom Four
4.97 x 3.48 (16'3" x 11'5")

Roof Terrace

Two sections one offering seating with views over rear garden and the other offering views over the front garden towards the sea. Surrounding parapet wall and cover in GRP.

Front Garden

Mainly laid to lawn, path to front door, access to rear.

Rear Garden

Mainly laid to lawn with patio and bar area, access to drive and front of property, selection of mature shrubs and trees.

Garage

Power and lighting, up and over main door with parking to front, personal door to garden.



Floor Plan Shaftesbury Avenue



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	59
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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