

1 YEW TREE COURT

GORING ON THAMES ✦ OXFORDSHIRE

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Wallingford - 6 miles ✦ Henley on Thames - 13 miles ✦ Reading - 10 miles ✦ Oxford - 19 miles ✦ Pangbourne on Thames - 5 miles ✦ Newbury - 13 miles ✦ M4 at J12 (Theale) - 10 miles ✦ M40 at J6 (Lewknor) - 15 miles (Distances approximate)

A rarely available detached property tucked away within a small cul-de-sac in a central position within this desirable Oxfordshire village, very close to all amenities, including 0.2 mile walk to the mainline railway station. The property has been opened up to provide sociable open plan living space, and benefits from three double bedrooms. The property also offers a South facing rear garden, and is sold with no onward chain.

- ✦ Detached House

- ✦ Central Village Location
- ✦ Very Accessible to All Village Amenities
- ✦ 0.2 Mile Walk to Mainline Railway Station
- ✦ Small Cul-de-Sac Position

- ✦ Open Plan & Sociable Living Space
- ✦ Three Double Bedrooms, Two Bathrooms

- ✦ Garage & Off Street Parking

- ✦ With No Onward Chain





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, Moulsford 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

The front door opens into an enclosed front porch with an inner door opening to the entrance hall with a WC. The living space is a wonderful L-shaped room with a feature electric fire and French doors to the rear garden. This space is also open to the kitchen/diner, which has been extended to provide a lovely and contemporary open and sociable space. The kitchen is fitted with a matching range of units with quartz worktop and an island with breakfast bar, along with integral appliances including fridge/freezer, double ovens, induction hob and wine fridge. The kitchen also leads to a utility with a door to the garden.

The staircase leads to the first floor landing with an airing cupboard. The main bedroom is fitted with double wardrobes, air conditioning unit and an en-suite shower room. There are two further double bedrooms, with ample fitted wardrobes and a family bathroom fitted with a bath with shower over.

OUTSIDE

A block paved path lined with miniature box hedging leads to the front door. There is gravelled off street parking, leading to the single garage with roller door.

The rear garden has a Southerly aspect, with a flagstone patio running along the rear of the house. A low retaining wall and steps lead up to a garden laid to lawn with well stocked planted beds. The garden is fully enclosed by timber fencing.











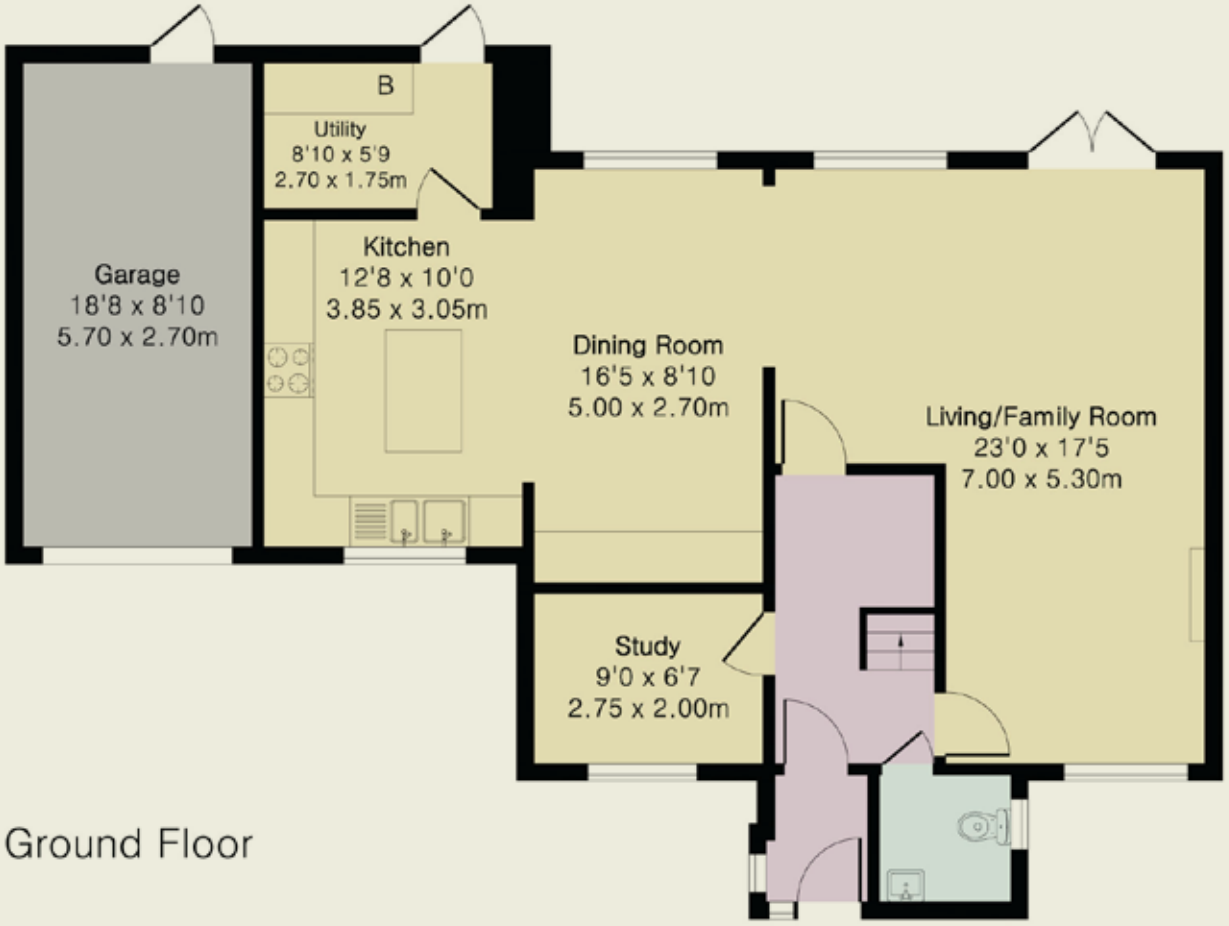




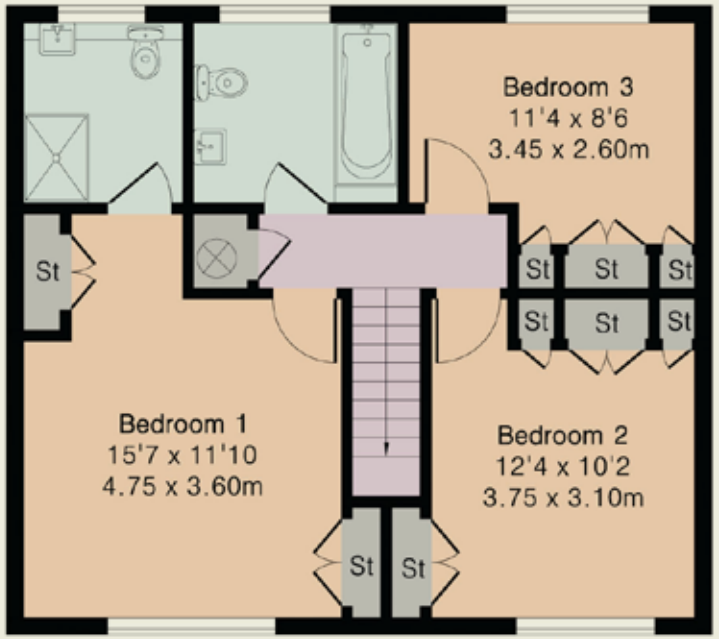
Approximate Gross Internal Area 1609 sq ft - 149 sq m
(Including Garage)

Ground Floor Area 1014 sq ft – 94 sq m

First Floor Area 595 sq ft – 55 sq m



Ground Floor



First Floor













GENERAL INFORMATION

Services: Gas fired central heating, with all mains services connected to the property.

Council Tax: F

Energy Performance Rating: C / 72

Postcode: RG8 9HF

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

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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