



16 GRANGE CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) - ½ mile ♦ Reading - 11 miles (London, Paddington 27 minutes) ♦ M4 (J12) - 11 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 8 miles (Distances and times approximate)

A detached family home situated in a coveted position within a popular and highly sought after residential cul-de-sac just steps from the High Street and River Thames. The property offers light filled accommodation with generous room proportions and ample storage. The property is sold with no onward chain.

♦ Cul de Sac Location Very Near the Village Centre

- ♦ Entrance Hall with Original Parquet Floor
- ♦ Large Sitting Room with Folding Doors to Dining Room
- ♦ Galleried landing
- ♦ Four Spacious Bedrooms
- ♦ Large Windows with Ample Natural Light
- ♦ Well Proportioned Rooms

♦ Level Walk to the High Street

♦ 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 Downslands 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 old world 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, Moultsford 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

A covered porch leads to the front door, opening into a reception hall with the original parquet flooring, and a WC and coat cupboard. The sitting room is a double aspect room, with full height windows overlooking the garden. Folding doors open onto a dining room, again with full height windows letting in tremendous natural light, a serving hatch to the kitchen and another door to the hall. The original parquet flooring runs through both of these rooms as well. The kitchen is also rear aspect, with a door to the side, and fitted with a matching range of original units with space for freestanding appliances.

A turning staircase leads to a galleried landing with a full drop window overlooking the front. The main bedroom is an incredibly spacious room, with an outlook over the rear and grounds of the Grange care home beyond. There are three further bedrooms, two doubles in size and one generous single. The family bathroom is fitted with a coloured suite including a bath, separate shower and bidet.

OUTSIDE

A hardstanding drive provides off street parking leading to the garage. The hardstanding drive continues to the side, with a timber gate and covered carport. The boiler room is also accessible from the carport. The front garden is open plan and laid to lawn.

The rear garden offers a sense of privacy and seclusion, backing onto the grounds of the historic Grange care home. A flagstone patio runs across the rear of the house, and opens to a level lawned garden, with well stocked planted beds around the perimeter. The garden is fully enclosed by timber fencing.

There is a garage with an up and over door, light, power and a pedestrian door to the side.

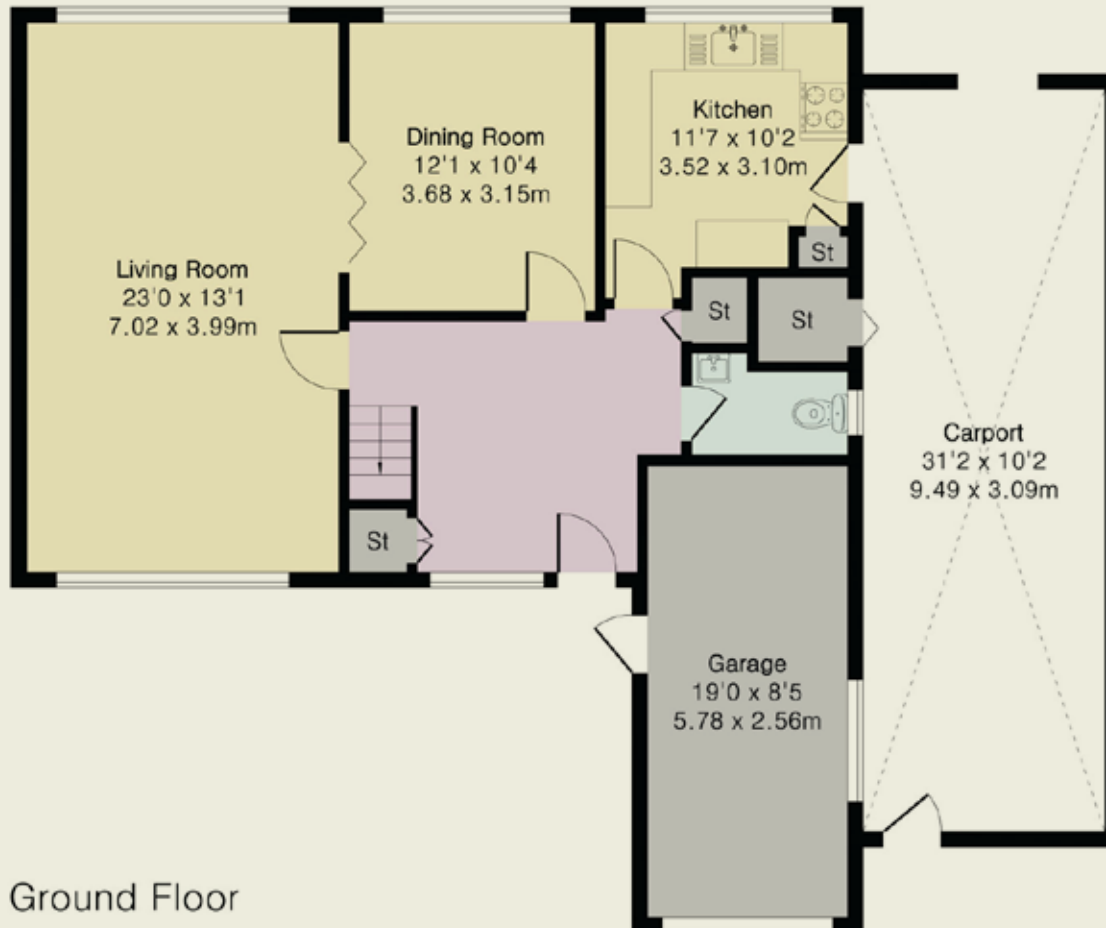


**Approximate Gross Internal Area 1633 sq ft - 152 sq m
(Excluding Garage)**

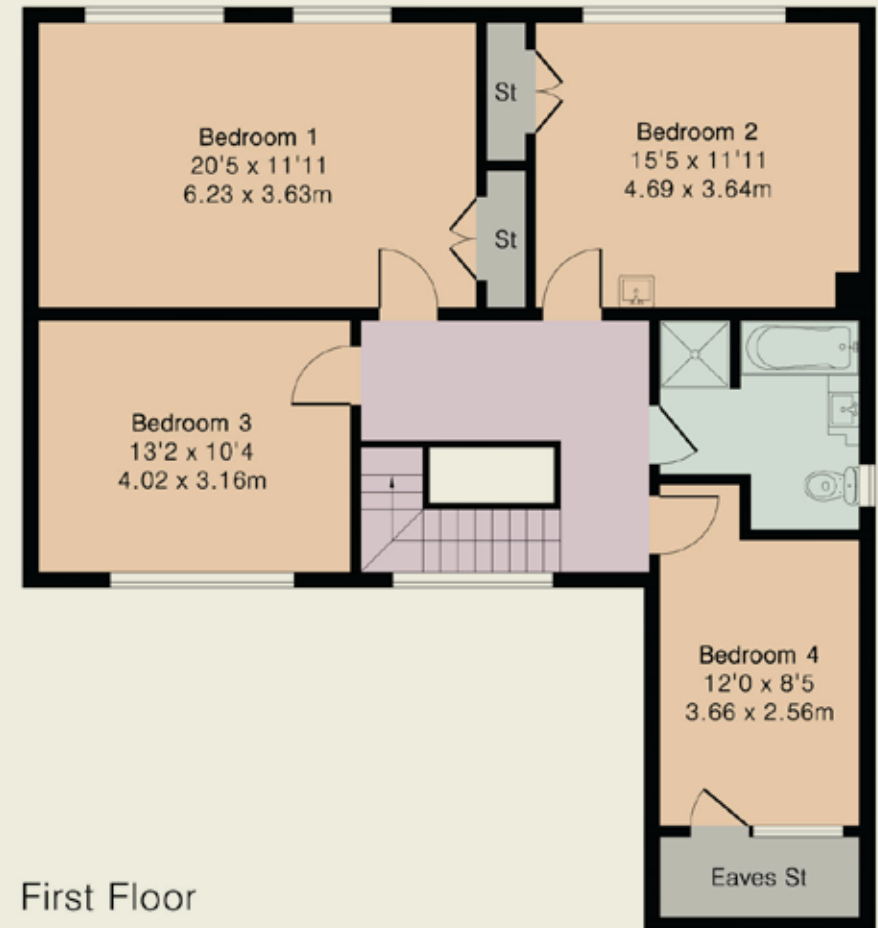
Ground Floor Area 750 sq ft – 70 sq m

First Floor Area 883 sq ft – 82 sq m

Garage Area 159 sq ft – 15 sq m



Ground Floor



First Floor



GENERAL INFORMATION

Services: All mains are connected to the property. Gas fired central heating, with the boiler replaced in 2023.

Council Tax: G

Energy Performance Rating: C / 71

Postcode: RG8 9DY

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///spectacle.potato.custodial

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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