



# BRAMLEY HOUSE

ICKNIELD ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station - 0.8 miles (London Paddington within the hour) ♦ 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)

In an established residential road on the elevated fringe of the village close to the surrounding Chilterns countryside and river Thames yet easily accessible for the well revered village primary school, local shop and easily accessible for the extensive High Street shops and amenities and mainline railway station providing direct access to London Paddington in under the hour.

A modern detached 3 / 4 bedroom, 2 bathroom home affording spacious family sized accommodation of approximately 1539 sq ft, presented in a lovely condition throughout and set in delightful landscaped gardens & grounds.

- ♦ Private Gated Driveway & Forecourt
- ♦ Garage
- ♦ Covered Porch
- ♦ Entrance Hall
- ♦ Inner Reception Hall
- ♦ Cloakroom
- ♦ Study
- ♦ Sitting Room
- ♦ Dining Room
- ♦ Kitchen/Breakfast Room
- ♦ Walk-In Store Cupboard
- ♦ Utility Room
- ♦ Main Bedroom with fitted Wardrobes and Ensuite
- ♦ 2 Further Double Bedrooms all with fitted Wardrobes
- ♦ Family Shower Room with Airing Cupboard
- ♦ Recently extensively re-decorated
- ♦ Completely re-roofed in 2023/24
- ♦ Insulated & Boarded Loft with fitted Ladder & Light
- ♦ Immaculately landscaped Gardens & Grounds
- ♦ Timber Storage Shed
- ♦ Greenhouse
- ♦ In All Approximately 1539 Sq Ft



## SITUATION

Goring-on-Thames is nestled alongside the River Thames, in a location where the river cuts through the Chiltern Hills and the North Wessex Downs Areas of Outstanding Natural Beauty (AONB). This is known as the Goring Gap, which provides spectacular scenery and formed the inspiration for Kenneth Grahame's *Wind in the Willows*. It was also the much-loved country home of the late George Michael.

Country living at Ash Hurst also has the benefits of being located within walking distance of a mainline station. The village has regular trains to Reading (15 minutes), London (49 minutes via Reading) and Oxford (28 minutes), with increased connectivity with Crossrail.

Goring-on-Thames is also known to have a very strong community with clubs, societies and a bustling village centre. The village has its own doctors and dentists, as well as convenience food shops, including the locally acclaimed 'Goring Grocer' deli. It even has a hardware store, open 7 days a week.

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 luxury 4-star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.

## PROPERTY DESCRIPTION

Believed to date from 1951, Bramley House is a spacious detached family property affording flexibly arranged accommodation of 3/4 bedrooms and 3 reception rooms, benefitting from careful maintenance and recent upgrades including an oak porch, contemporary shower room, ensuite and triple glazing to the majority of windows.

To the ground floor, off an initial Entrance Hall is a Cloakroom and Study suitable for use as a 4th Bedroom if required. Double doors open into the generous Inner Reception Hall, off which lead the Sitting Room with ornamental fireplace and patio doors to the garden, Kitchen/Breakfast Room with waste disposal unit, fitted Neff double oven & induction hob, Dining Room and large Utility Room with rear entrance. A new Oak staircase leads up to the central first floor landing, off which is the main bedroom with fitted wardrobes and ensuite, 2 further double Bedrooms, all with built-in wardrobes, and a new Family Shower Room.

Completely re-roofed in 2023/24 & recently extensively re-decorated.

N.B. A Reinforced Steel Joist is already in situ between the Kitchen/Breakfast Room & the Dining Room, this allows for easy creation of an even larger Kitchen/Diner.



## OUTSIDE

The property has a good frontage to Ickneild Road, standing back behind a mature landscaped front garden, with closeboarded fencing to the front boundary. To one end a timber five bar gate opens into the private driveway providing ample parking space, and leading to the Garage. To the opposite side a pedestrian gate opens onto a paved pathway to the front door. Gated access is afforded to the impressive and stunning rear garden, being a real feature of the property. A South-West facing patio terrace leads directly off the Sitting Room, providing the perfect spot for outside dining and entertaining, overlooking the beautiful gardens. The principle garden is laid to lawn, with simply stunning beds and borders to the sides and centre, planted carefully for colour and interest throughout the year. Working areas are well screened, and include a Greenhouse to one side, and large timber Storage Shed to the rear, with window for natural light.

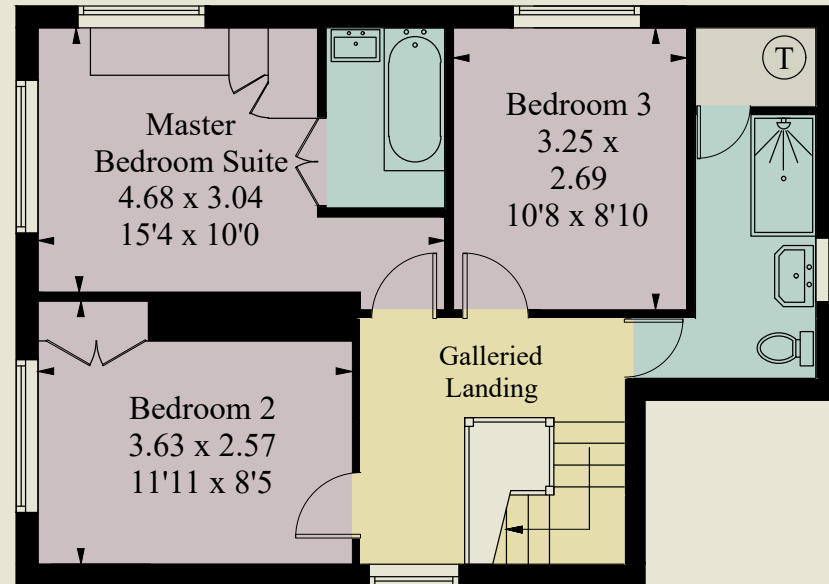
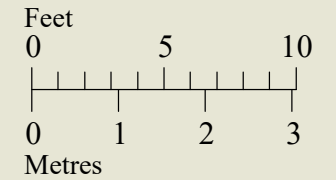
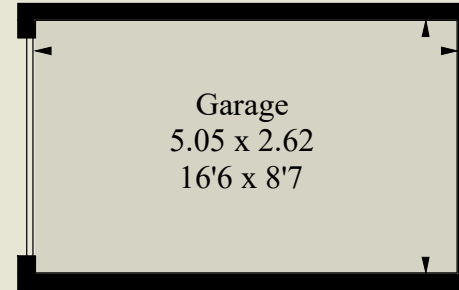
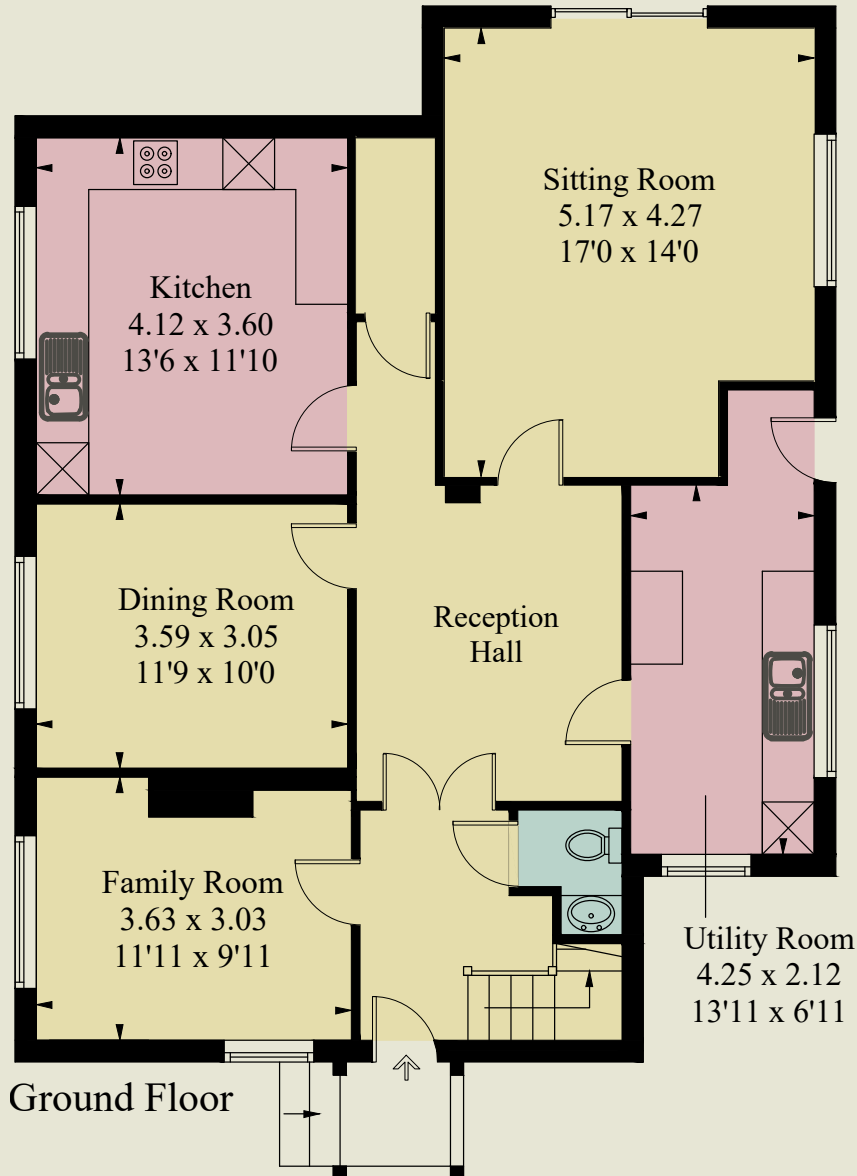
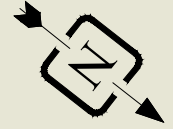


# Bramley House, Icknield Road, Goring on Thames, Oxfordshire, RG8 0DL

Approximate Gross Internal Area = 143 sq m / 1539 sq ft

Garage = 26 sq m / 279 sq ft

Total = 169 sq m / 1819 sq ft





## GENERAL INFORMATION

**Services:** All main services are connected. Central heating and domestic hot water from gas fired boiler located in the utility room. Fitted water softener.

**Council Tax:** F

**Energy Performance Rating:** D / 62

**Postcode:** RG8 0DL

**Local Authority:** South Oxfordshire District Council  
Telephone: 01235 422422

## 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, where at the railway bridge junction, bear left onto the Wallingford Road. Continue for approximately half a mile and on reaching the crossroads just before the ground begins to rise, turn right into Elvendon Road. Turn left at the junction for Icknield Road and Bramley House will be found immediately on your left 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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