



KNIGHTSTONE

STATION ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

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Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles

♦ M4 at Theale (J12) - 9 miles ♦ M40 at Lewknor (J6) - 15 miles

♦ Heathrow - approx. 40 miles ♦ Wallingford - 5 miles ♦

Henley on Thames - 13 miles (Distances approximate)

Situated in a central village location within easy walking distance of the River Thames, High Street shops, amenities and a railway station providing direct access to London Paddington in under an hour.

An individual detached chalet style house, offering potential for refurbishment and offering 3 bedroom accommodation of approximately 1356 sq ft.

♦ Prize winning village on the River Thames situated between Oxford and Reading in 'A.O.N.B.'

♦ Central location within easy access to all village amenities

♦ Private Driveway

♦ Entrance Hall

♦ Sitting Room

♦ Dining Room

♦ Kitchen

♦ Bathroom

♦ 3 Double Bedrooms

♦ Cloakroom

♦ Single Garage with Workbench & Store

♦ Part-walled Front & Rear Garden

♦ Approximately 1356 sq ft



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands as the River flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the River, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

There is a highly rated Primary school and in the local area are a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties many Listed being of significant architectural and historical interest.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty 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 and Coppa Club restaurant.

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

Knightstone sits well back from the road and positioned centrally within its plot. Built in 1959 it is of traditional build and has benefitted from UPVC windows and cavity wall insulation. Entrance is into the hallway with stair access, under stairs storage and downstairs bathroom. The sitting room is at the front of the house with sliding doors taking you to the dining room at the rear. The kitchen overlooks the rear garden and has back door access and a pantry for storage. Upstairs there are 3 double bedrooms and a cloakroom. The main bedroom has built in storage as well as a large eaves storage cupboard.

OUTSIDE

The property has a private driveway, which offers parking for 2 cars. It leads up to the garage with up and over door plus there is an additional side door for access. The front of the property has a low bricked boundary to the front and pretty brick and flint wall running almost the length of the right hand side. There is a large lawn in front of the property and borders with low level trees. At the rear of the property is a raised bed area and the remainder is mainly laid to lawn. There is a store at the back of the garage.

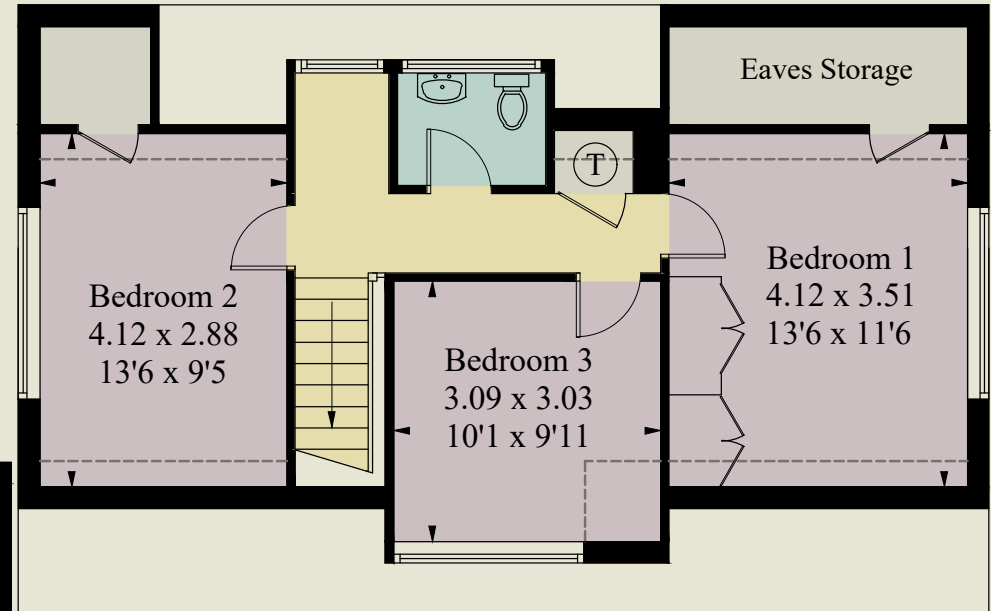
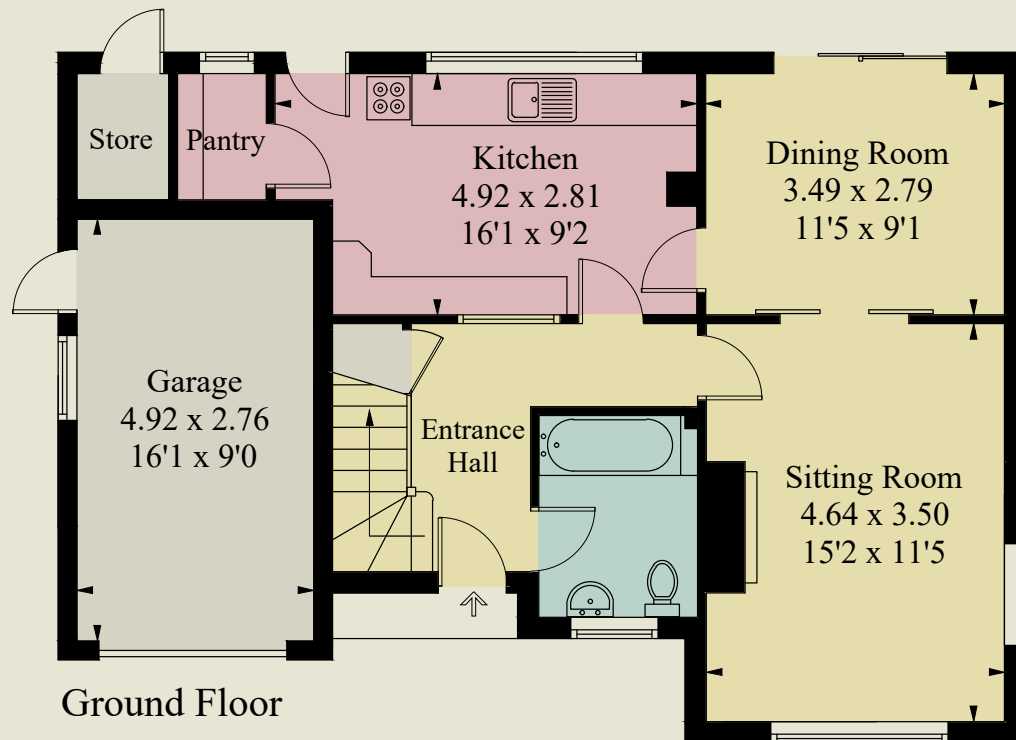
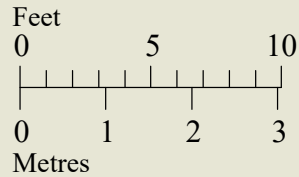



Knightstone, Station Road, Goring-on-Thames, Oxfordshire, RG8 9HA

Approximate Gross Internal Area (including Garage) = 115 sq m / 1237 sq ft

Limited Use Area = 11 sq m / 118 sq ft

Total = 126 sq m / 1356 sq ft



 = Limited Use Area

CREATESPACE DESIGN ref 429

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Electric and water are connected to the property. Central heating from Electric Night Storage Heaters.

Council Tax: G

Energy Performance Rating: F

Postcode: RG8 9HA

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and immediately left again opposite The Miller of Mansfield onto Manor Road. Follow the road round to the left onto Station Road. Knightstone will be found on the right hand side next to Goring Library.

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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