



# JORDLEYS

MANOR ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour) - 4 mins walk  
 ♦ Reading (London, Paddington 27 minutes) - 10 miles ♦ M4 (J12) - 10 miles ♦  
 M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles  
 (Distances and times approximate)

Quietly tucked away, located in the exclusive central part of the village off a highly regarded tree lined road adjacent to The River Thames tow path, yet easily accessible for the High Street shops and amenities, mainline station providing access to London Paddington in under the hour, and for delightful the riverside and country walks.

An architecturally inspiring modern & contemporary residence situated in private gardens and grounds of approximately 3 acres, inclusive self-contained annexe, tennis court, and period greenhouse with potting shed, enjoying awe-inspiring views, and duly afforded great potential for further adaptation and enlargement or complete re-development, subject to the relevant permissions being obtained.

Careful planning and attention has provided modern open plan living whilst preserving traditional living and ambience, embracing the delightful gardens and grounds with inside outside living, encapsulating an 'Al Fresco' lifestyle, culminating in an exquisite family home.

♦ An Inspired Modern & Contemporary Residence Situated Adjacent To The River Thames Tow Path, Yet Close Walking Distance Of Train Station & Extensive Amenities, Set In Approximately 3 Acres Of Stunning Gardens & Grounds, With Far-Reaching Views Afforded, Inclusive Main House, Self-Contained Annexe, Tennis Court, Period Greenhouse With Potting Shed

♦ Planning Permission To Extensively Enlarge & Adapt, With Potential For Full Replacement If So Desired, Subject To Planning Permission

♦ Quintessential English Riverside Village Within Close Walking Of The

River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Private Electrically Gated Winding Driveway  
 ♦ Spacious Parking Courtyard

♦ Covered Entrance Courtyard  
 ♦ Built-In Store

♦ Reception Hall  
 ♦ Cloakroom  
 ♦ Coat Cupboard  
 ♦ Broom Cupboard  
 ♦ Boiler Cupboard

♦ Sitting / Dining Room  
 ♦ Open Plan Kitchen  
 ♦ Utility Room

♦ Inner Hall  
 ♦ Master Bedroom With En-Suite Shower Room  
 ♦ 3 Further Bedrooms  
 ♦ Family Bathroom

♦ Detached Annexe With Kitchenette & Shower Room

♦ Detached Period Greenhouse With Potting Shed  
 ♦ Shed

♦ Extending In All To Approximately 2,701 Sq Ft

♦ Professionally Landscaped Gardens & Grounds  
 ♦ Tennis Court  
 ♦ Paddock

♦ In All Extending To Approximately 3 Acres



## 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 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.

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.

In addition to having well revered and outstanding local state primary and secondary schooling, including

a primary school within Goring-on-Thames itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

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, with the full service scheduled to commence in 2022, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.





#### PROPERTY DESCRIPTION

Jordleys enjoys an exceptionally relaxing ambience and outlook, being privately appointed situated in mature landscaped gardens and grounds adjoining The River Thames tow path, which extend in total to approximately 3 acres, having approximately 1 acre allocated as formal gardens and tennis court, and approximately 2 acres allocated as paddock. Superb and convenient outside amenity is also afforded, with great flexibility in use, complementing the property as a whole extremely well and adding greatly to the overall appeal.

Designed and project managed by most-revered architects, Bicknell & Hamilton, famous for contemporary 1960's architecture in Paddington, the main house is quite stunning, and a most charming family home, both contemporary and engaging, presenting itself in a curved format which takes great advantage of the stunning views over its grounds and beyond to the wooded hillside above Streatley-on-Thames, on the opposing side of The River Thames.

More recently modernised, yielding a very real and tasteful quality readily apparent on viewing, spacious and flexible well-appointed accommodation is afforded, including to the main house, a master bedroom suite, 3 further bedrooms, two bathrooms, and a main open plan reception room which is most impressive, by design bringing the gardens visually in to the room itself, whilst the self-contained annexe offers a sitting room / bedroom, kitchenette, and shower room.

Planning permission was granted in November 2021 to enlarge the main house, whilst duly connecting it to the self-contained annexe, with adaptation and cladding works integral to the new design.

It is also thought that clear potential exists for complete re-development of one larger home, if so desired, subject to the relevant planning permission being obtained.

Such wonderful properties such as Jordleys are rarely presented to the marketplace, as such viewing is highly recommended.







### OUTSIDE

The property occupies an advantageous position off a private gravelled lane, which is situated at the end of Manor Road, with wide and tall electrically operated timber gates opening on to a long winding driveway which privately meanders down to the main gravelled courtyard driveway, flanked by extensive hedging and trees with a lawned garden off to one side.

The extensive gardens and grounds, benefit from a partially elevated setting, with fabulous views over the property's adjoining paddocks and beyond to the wooded hills on the opposing side of The River Thames.

Mainly laid to lawn, a wealth of mature trees, shrubs, hedging, and planted borders provide a simply stunning vista, enhanced by architectural garden walling, providing a most private and tranquil place to spend time, perfect for 'Al Fresco' dining, and most engaging outdoor pursuits.

Off the courtyard driveway, on the opposing side to the main house, there is a stunning period greenhouse with potting shed, which is a real treat. Sheltered behind the greenhouse and potting shed, and enjoying a secret garden esque environment, there is a newly refurbished tennis court with astro turf.

Simply stunning, beautifully planted and designed, the gardens themselves are only enhanced by the peaceful setting and awe-inspiring views, and in all, extend to approximately 3 acres.

### SALE CONDITIONS

"Being sold using the Committed Buyer process. Committed Buyer is a new, innovative and pioneering process for buying and selling property. It significantly reduces the risk of gazumping or double-selling by offering security to both parties by gaining a commitment from both parties to buy and sell. This property is offered for sale using the Committed Buyer process. When an offer is accepted, the buyer will be required to pay a non-refundable reservation fee of £15,000 plus VAT (in addition to the final negotiated selling price), £295 plus VAT for the legal sale pack, sign the Reservation Form and agree the Terms and Conditions prior to solicitors being instructed. If you require a copy of these documents, or for further information, please contact the committed buyer team at GOTO Group. This will secure the transaction and the property will be taken off the market."

Joe Worsell

Associate Director

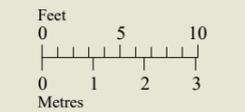
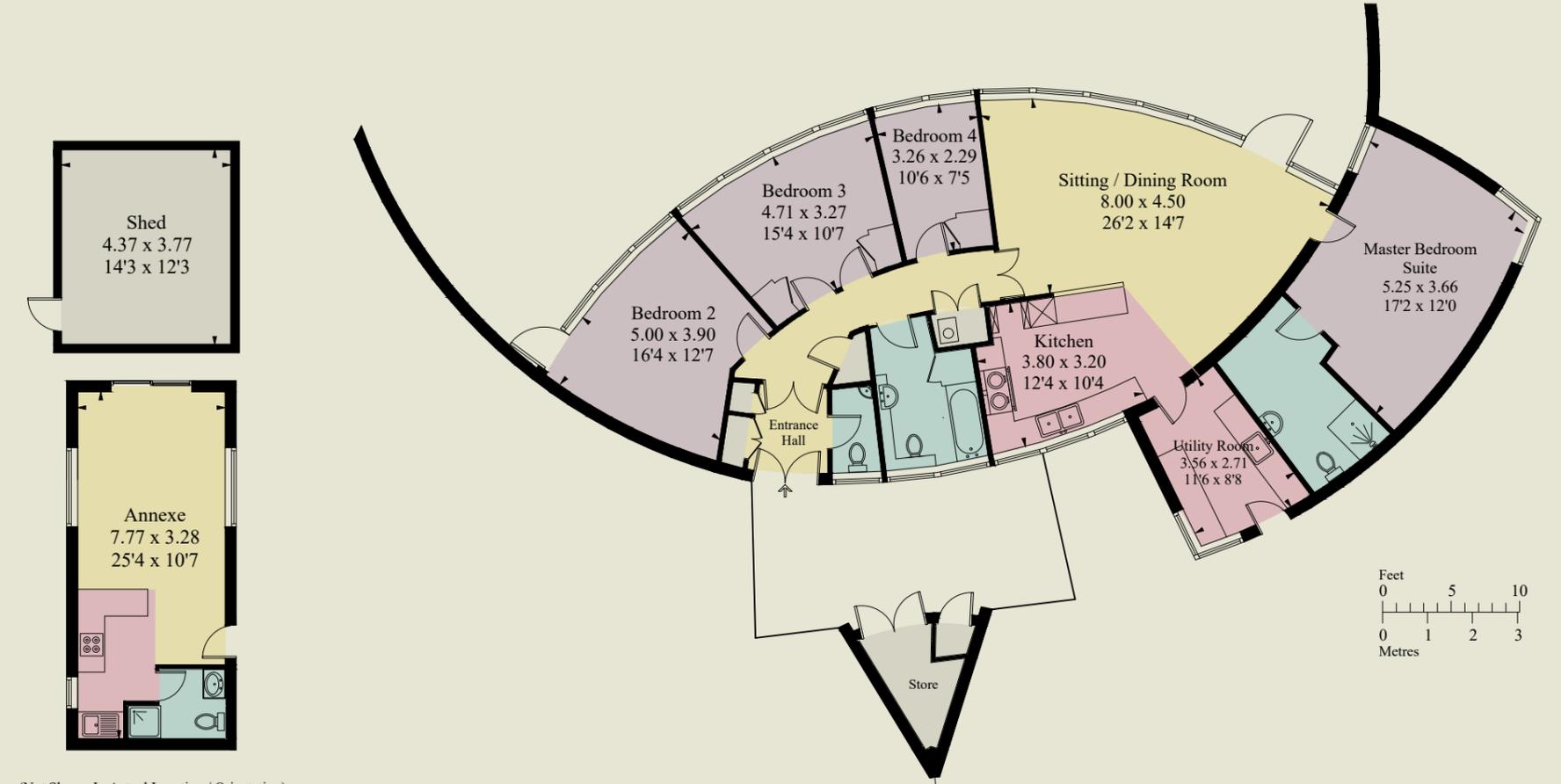
01844 355024

joeworsell@gotogroup.co.uk

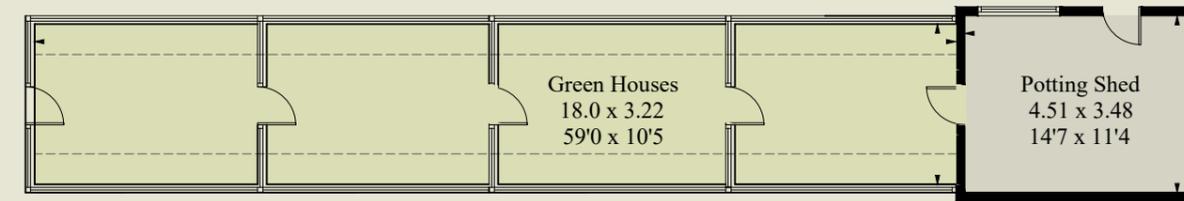
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## Jordleys, Manor Road, Goring-on-Thames, Oxfordshire, RG8 9EN

Approximate Gross Internal Area = 138 sq m / 1485 sq ft  
 Outbuildings = 93 sq m / 1001 sq ft Limited Use Area = 20 sq m / 215 sq ft  
 Total = 251 sq m / 2701 sq ft



(Not Shown In Actual Location / Orientation)



--- = Reduced head height below 1.5 m

CREATESPACE DESIGN ref 207

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

**ANNEX FRONT ELEVATION**  
Scale: 1:100

**ANNEX RHS ELEVATION**  
Scale: 1:100

**ANNEX REAR ELEVATION**  
Scale: 1:100

**ANNEX LHS ELEVATION**  
Scale: 1:100

**GROUND FLOOR PLAN**  
Scale: 1:100

**ROOF PLAN**  
Scale: 1:100

**FRONT ELEVATION**  
Scale: 1:100

**RHS ELEVATION**  
Scale: 1:100

**REAR ELEVATION**  
Scale: 1:100

**REAR 3D VISUAL**  
NTS

**LHS ELEVATION**  
Scale: 1:100

Labels in floor plans: ANNEX, WC, BED, LIVING, KITCHEN, BATH, UTILITY, ENSUITE, STORE, Deep extended fascia canopy, Covered area, extended fascia canopy, Slant roofline.

No.	Date	Revision Notes	Initials
A	27/10/2020	Room names, roof overhangs and GLAs added	VM
B	28/10/2020	General notes updated for planning application submission	VM
C	27/04/2021	General amendments	CS
D	28/04/2021	Client comments and addition of annex	CS

**dp architects**  
design | planning | architecture

Client: **MR & MRS HOATH**

Project: **DOMESTIC EXTENSION**  
JORDLEYS  
MANOR ROAD  
GORING  
RG8 9EW

Drawing: **EXISTING PLANS, ELEVATIONS & RENDERS**

Client: **MR & MRS HOATH**

Project: **JORDLEYS MANOR ROAD GORING RG8 9EW**

Scale: 1:100 @ A1

0 4 8 M

**EXISTING SITE PLAN**  
Scale: 1:200

Labels on site plan: Tennis court, Existing GF Finished Level 43.00, Impermeable paving, Permeable paving, Summerhouse, Existing site plan.

0 10 20 M  
Scale: 1:200 @ A1

**dp architects**  
design | planning | architecture

Client: **MR & MRS HOATH**

Project: **JORDLEYS MANOR ROAD GORING RG8 9EW**

Drawing: **EXISTING SITE PLAN**

Client: **MR & MRS HOATH**

Project: **JORDLEYS MANOR ROAD GORING RG8 9EW**

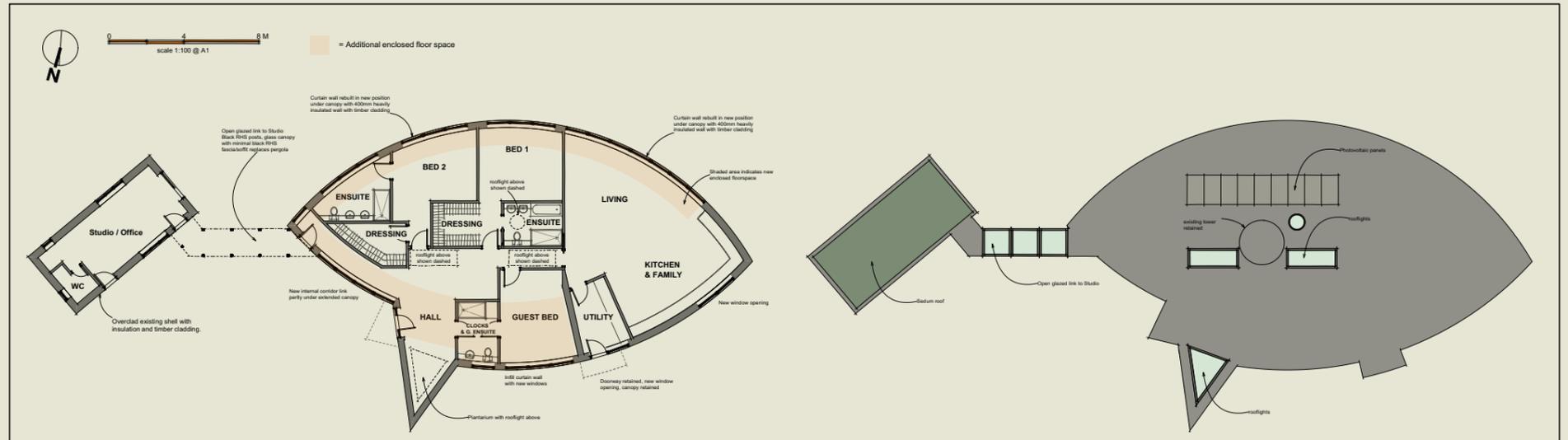
Scale: as stated @A1

Drawing: **20 JORD EX01**

Revision: **E**

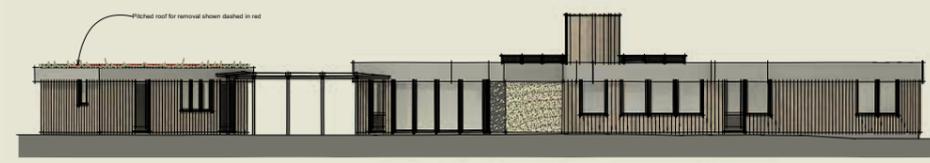
Date: 12/10/2020

Title: **PLANNING**

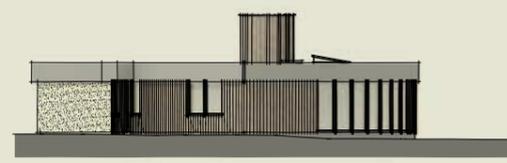


**GROUND FLOOR PLAN**  
Scale: 1:100

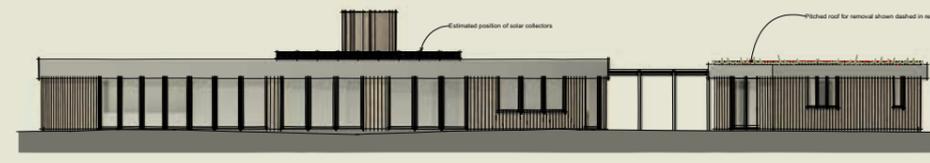
**ROOF PLAN**  
Scale: 1:100



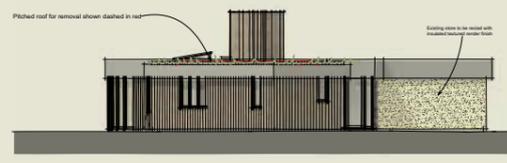
**FRONT ELEVATION**  
Scale: 1:100



**RHS ELEVATION**  
Scale: 1:100



**REAR ELEVATION**  
Scale: 1:100



**LHS ELEVATION**  
Scale: 1:100

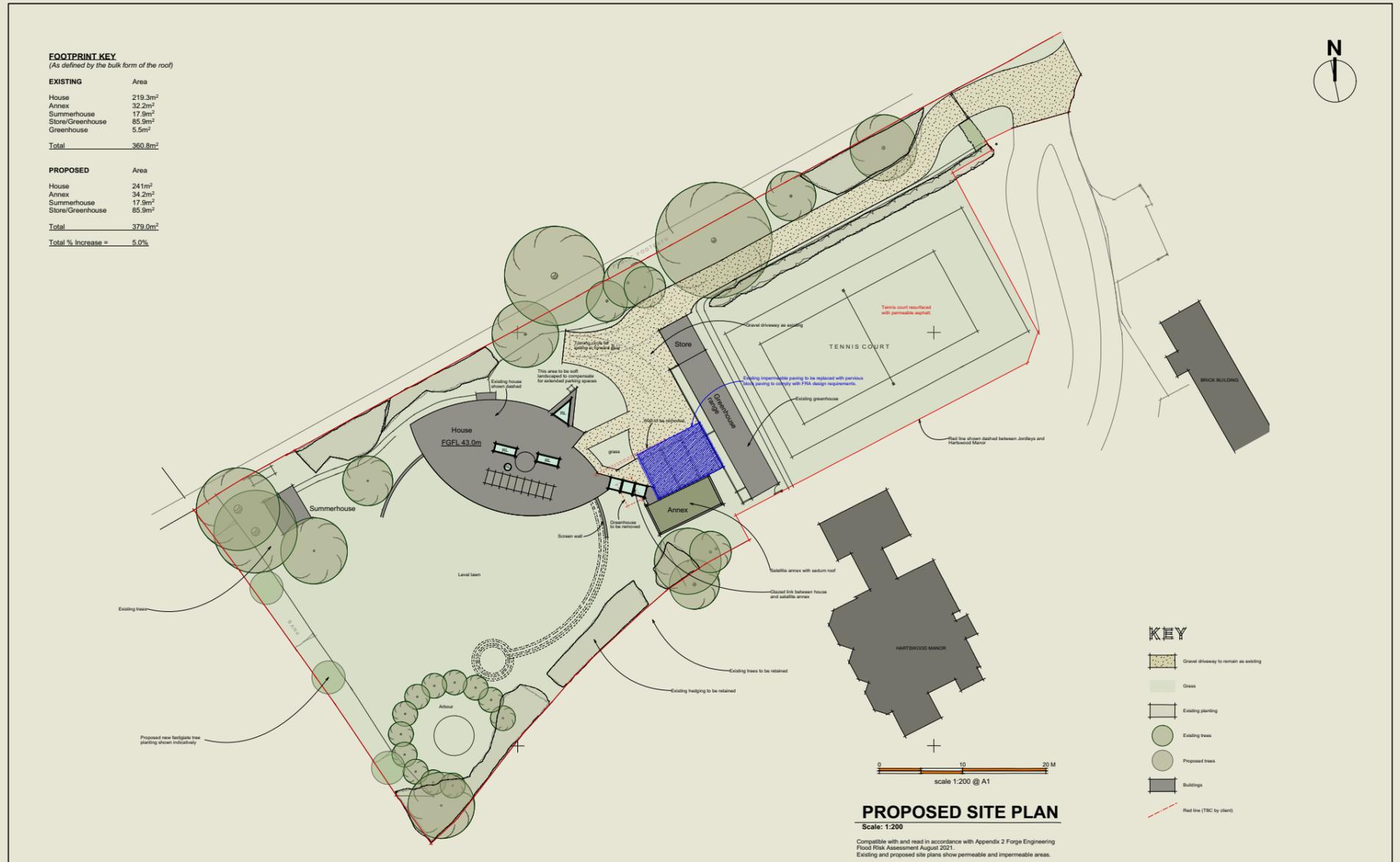
**Note:**  
External envelope to be upgraded to dramatically increase insulation.  
Walls - where retained, overclad with insulation and timber cladding.  
Roof - overclad with enhanced insulation and new high performance 'samaff' or equivalent weather layer.  
Fenestration - Existing mainly single glazing to be replaced with high performance epoxy coated aluminium double glazed units.  
Fascia - to be overclad with light grey epoxy coated metal fascia (maintenance free).

No.	Date	Revision Notes	Initials	Name
A	26/10/2020	Annulation amended	VM	
B	06/11/2020	General amendments to notes for planning application	VM	
C	20/04/2021	General revisions	CB	
D	29/04/2021	Amended following clients comments	CB	



Client: **MR & MRS HOATH**  
Project: **DOMESTIC EXTENSION**  
Address: **JORDEYS MANOR ROAD GORING RGS SEW**

Drawing: **PROPOSED PLANS & ELEVATIONS**  
Title: **20 JORD PE01**  
Revision: **D**  
Date: 06/10/2020  
Status: PLANNING



**FOOTPRINT KEY**  
(As defined by the bulk form of the roof)

EXISTING	Area
House	219.3m <sup>2</sup>
Annex	32.2m <sup>2</sup>
Summerhouse	17.9m <sup>2</sup>
Store/Greenhouse	85.9m <sup>2</sup>
Greenhouse	5.5m <sup>2</sup>
<b>Total</b>	<b>360.8m<sup>2</sup></b>

PROPOSED	Area
House	241m <sup>2</sup>
Annex	34.2m <sup>2</sup>
Summerhouse	17.9m <sup>2</sup>
Store/Greenhouse	85.9m <sup>2</sup>
<b>Total</b>	<b>379.0m<sup>2</sup></b>
<b>Total % increase =</b>	<b>5.0%</b>

**KEY**

- Gravel driveway to remain as existing
- Grass
- Existing planting
- Existing trees
- Proposed trees
- Buildings
- Red line (TBC by client)

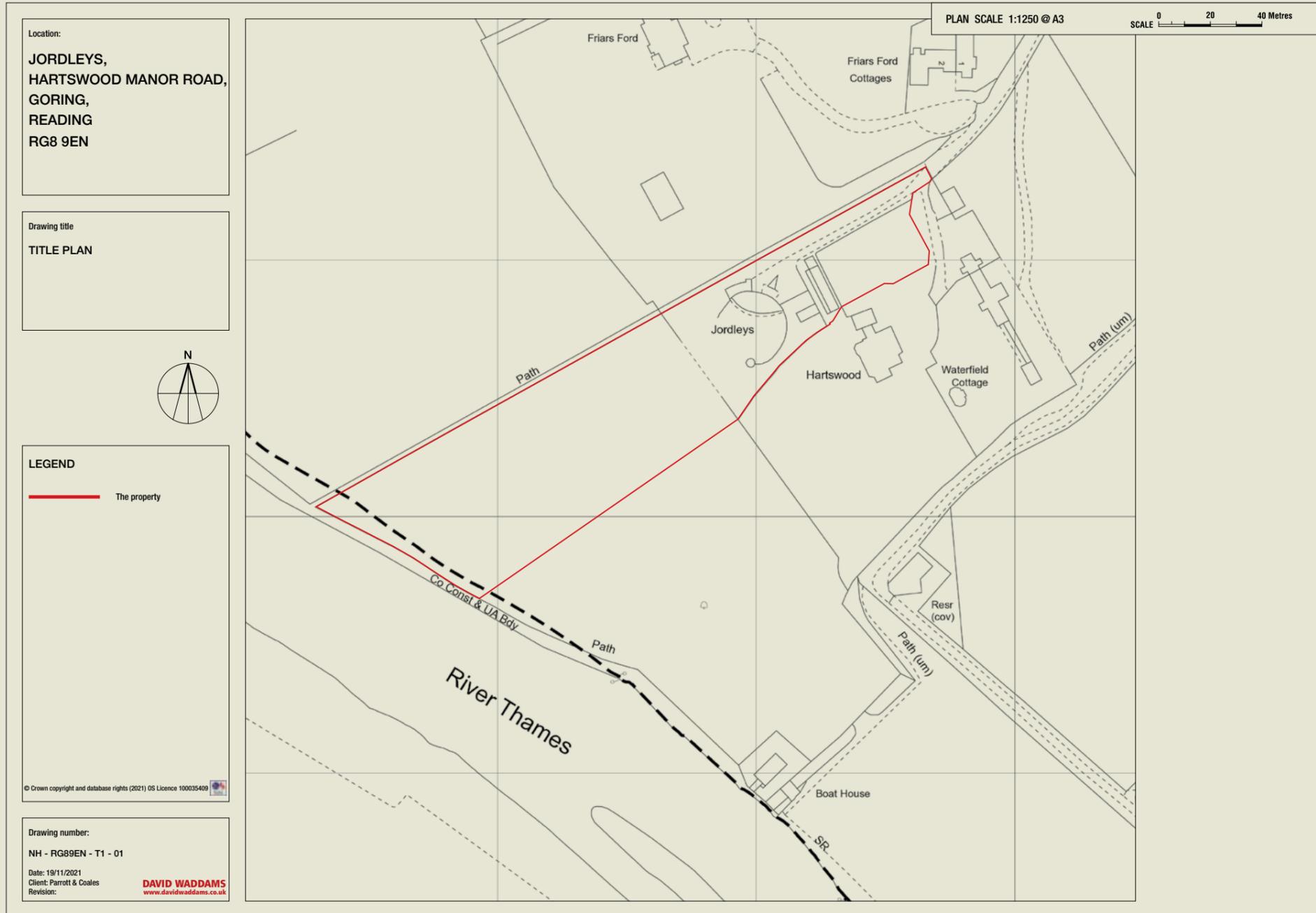
**PROPOSED SITE PLAN**  
Scale: 1:200

No.	Date	Revision Notes	Initials	Name
A	21/04/2021	General revisions	CB	
B	05/04/2021	General revisions and table of areas added	CB	
C	05/07/2021	Design amendments added	CB	
D	19/08/2021	Notes amended to comply with Forge Engineering FPA.	CB	



Client: **MR & MRS HOATH**  
Project: **JORDEYS MANOR ROAD GORING OXON RGS SEW**

Drawing: **PROPOSED SITE PLAN**  
Title: **20 JORD PSP01**  
Revision: **D**  
Date: 12/10/2020  
Status: PLANNING



### GENERAL INFORMATION

**Services:** Mains water, electricity, drainage, and gas are connected. Gas fired central heating.

**Main House Energy Efficiency Rating:** F / 27

**Annexe Energy Efficiency Rating:** E / 46

**Postcode:** RG8 9EN

**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-on-Thames turn left and proceed down the High Street and left again into Manor Road opposite the Miller of Mansfield. Follow the road round to left by the John Barleycorn and then continue immediately across into the continuation of Manor Road. At the end of Manor Road, take the last right lane which runs down to Jordleys, accessed through private electrically controlled timber gates.

### 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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