



18 THAMES BANK

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Goring High Street - 5 minute walk ♦ Goring Station - 10 minute walk ♦ Pangbourne on Thames - 5 miles ♦ Wallingford - 6 miles ♦ Henley on Thames - 13 miles ♦ Reading - 10 miles ♦ Oxford - 19 miles ♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 14 miles (Distances and times approximate)

Centrally located in a delightful riverside setting with extensive communal lawned gardens fronting directly onto The River Thames, a 2 bedroom mews house in an exclusive courtyard complex, being part of a superior retirement development for the over 55's and ideally situated within walking distance of shops, amenities and mainline railway station.

- ♦ Private Front entrance
- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Sitting room with Edwardian Style fireplace
- ♦ Fully fitted Kitchen
- ♦ Private Terrace
- ♦ 2 Double Bedrooms, Master with fitted wardrobe cupboards
- ♦ Bathroom with shower over the bath

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- ♦ Designated parking in secure underground car park with remote controlled electric gates

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- ♦ Minimum age requirement 55



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 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-on-Thames 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.

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 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.



Thames Road is approached off the High Street opposite the Village Hall and just before going over the River Bridge into Streatley High Street. It is a highly regarded residential no-through road, tree lined and comprising a limited number of desirable individual properties many dating from around the turn of the last Century and reflecting the grand architectural style of the late Victorian and Edwardian eras.

PROPERTY DESCRIPTION

18 Thames Bank is a lovely mews style property. There is a spacious entrance hall with a cloakroom, good size storage cupboard and staircase to the first floor. The Kitchen is fully fitted and enjoys views over the courtyard area. The Sitting/Dining room has double doors opening on the terrace. On the second floor there are two lovely double bedrooms with views over the courtyard. The bathroom is a good size with a shower over the bath.

The house has underground garaging and a useful storage cupboard. Mature landscaped gardens slope down to the river. 300 feet of Thames Frontage.

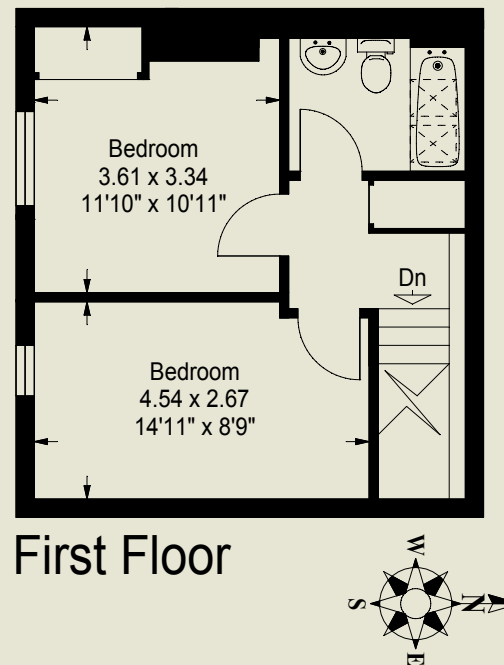
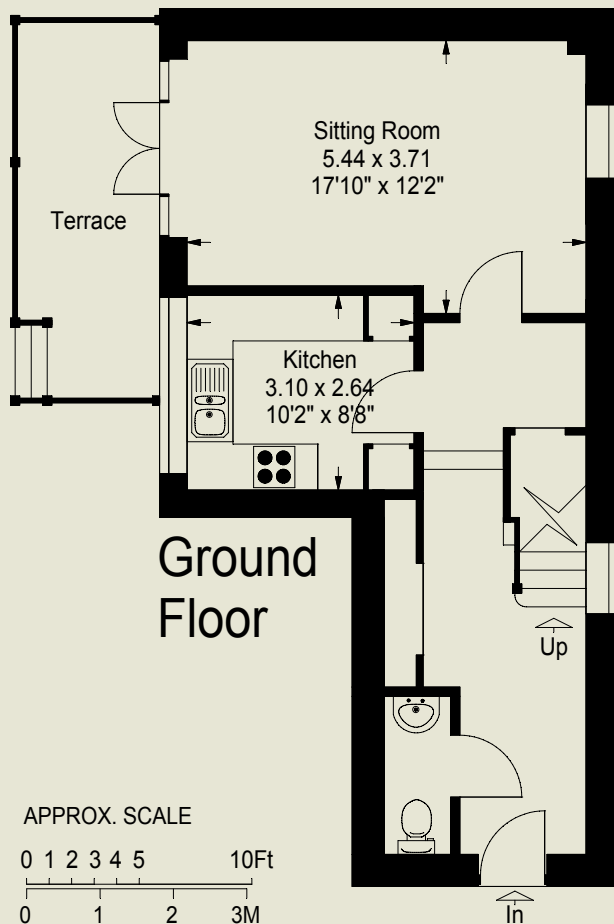
OUTSIDE

Thames Bank has an ideal position at the end of a quiet road, whilst being in the heart of the village.

An impressive entrance opens onto a driveway leading to an outside parking area for residents and guests, with a further drive off leading to a walled entrance to an integral secure underground parking area with designated bays and with designated storage facilities.

There is over 100 yards river frontage with at one end a refurbished period brick built boathouse with tiled roof which together with a limited number of moorings is available for use by the Residents subject to availability and costs.





Floor Plans produced by
Proplan
01491 842925

Approximate Gross Internal Floor Area:
84 sq.mts./ 904 sq.ft.

This plan is for guidance only and must
not be relied upon as a statement of fact.

GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected to the property. Heating from Dimplex night storage heating. Domestic hot water from immersion heater.

Council Tax: E

Energy Performance Rating: TBC

Postcode: RG8 9AH

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 left and proceed down the High Street. Take the next turning right into Thames Road, opposite the village Hall. No 18 will be found towards the end of Thames Road on the 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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