



*Architect's Impression - Produced by DP Architects
"Indicative rendering for marketing purposes showing the cumulative permissions obtained on the site"*

JORDLEYS

MANOR ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE





JORDLEYS

MANOR ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

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 a contemporary residence situated in private gardens and grounds of approximately 3 acres, with self-contained annexe, tennis court, and period greenhouse with potting shed, enjoying awe-inspiring views. Planning permission has been granted to further extend and develop in all to approximately 7442 Sq Ft. Located in the exclusive central part of the village off a highly regarded tree lined road adjacent to The River Thames tow path. 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.

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ♦ 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 | <ul style="list-style-type: none"> Mainline Railway Station To London Paddington In Well Under The Hour | <ul style="list-style-type: none"> ♦ 3 Further Bedrooms ♦ Family Bathroom |
| <ul style="list-style-type: none"> ♦ Planning Permission To Extensively Enlarge & Adapt, With Potential For Full Replacement If So Desired, Subject To Planning Permission (Option A and Option B) | <ul style="list-style-type: none"> ♦ Private Electrically Gated Winding Driveway ♦ Spacious Parking Courtyard | <ul style="list-style-type: none"> ♦ Detached Annexe With Kitchenette & Shower Room |
| <ul style="list-style-type: none"> ♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and | <ul style="list-style-type: none"> ♦ Covered Entrance Courtyard ♦ Built-In Store | <ul style="list-style-type: none"> ♦ Detached Period Greenhouse With Potting Shed ♦ Shed |
| <ul style="list-style-type: none"> ♦ Inner Hall ♦ Master Bedroom With En-Suite Shower Room | <ul style="list-style-type: none"> ♦ Reception Hall ♦ Cloakroom ♦ Coat Cupboard ♦ Broom Cupboard ♦ Boiler Cupboard | <ul style="list-style-type: none"> ♦ Currently Extending In All To Approximately 2,701 Sq Ft With Potential to Extend to Approximately 7442 Sq Ft |
| <ul style="list-style-type: none"> ♦ In All Extending To Approximately 3 Acres | <ul style="list-style-type: none"> ♦ Sitting / Dining Room ♦ Open Plan Kitchen ♦ Utility Room | <ul style="list-style-type: none"> ♦ Professionally Landscaped Gardens & Grounds ♦ Tennis Court ♦ Paddock |



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, 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.

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.

Now with planning permission granted to further extend and develop to approximately 7442 Sq Ft.

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.

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.

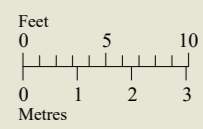
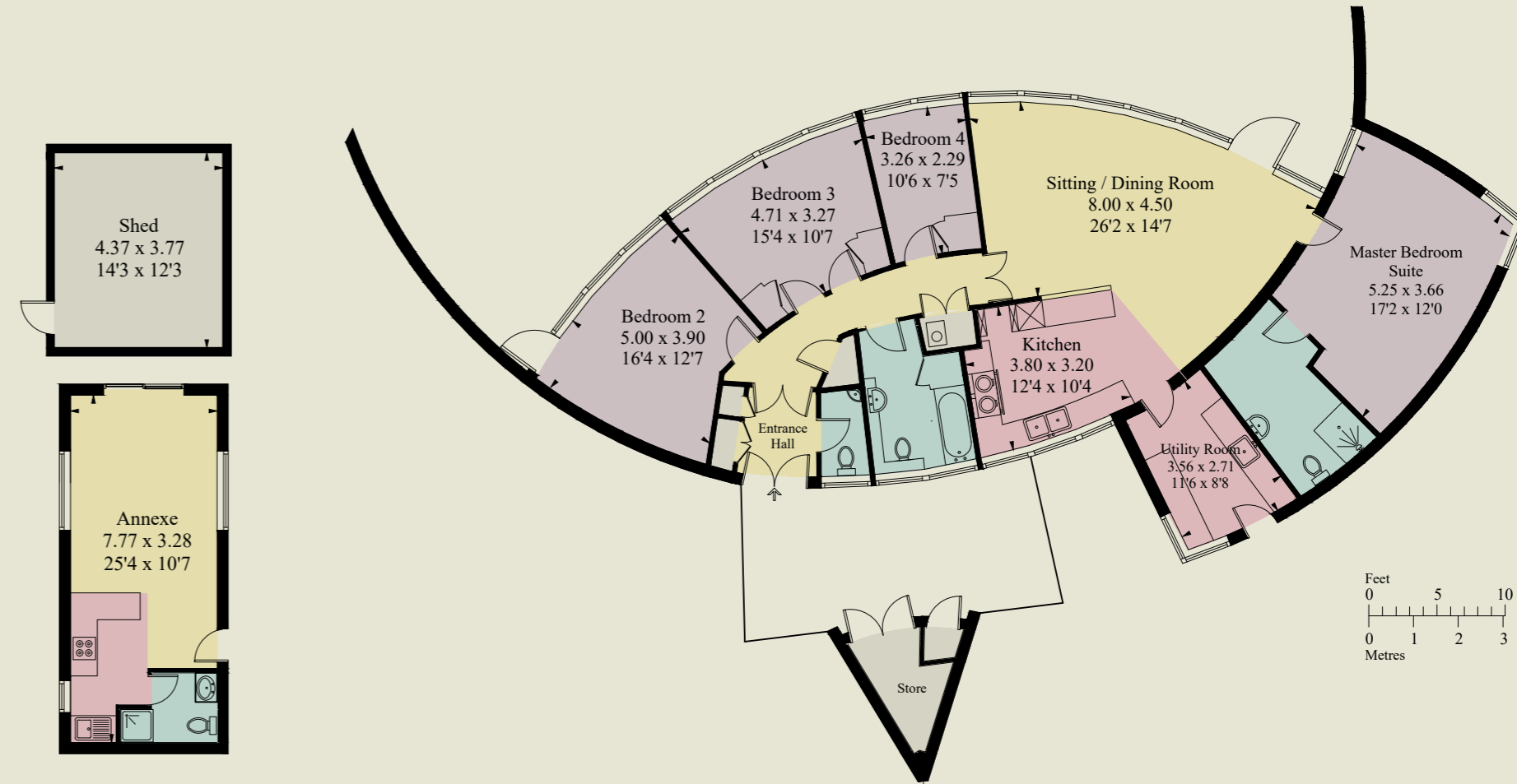
Mainly laid to lawn, a wealth of mature trees, shrubs, hedging, and planted borders provide a simply stunning vista, enhanced by architectural garden walling, providing a most private and tranquil place to spend time, perfect for 'Al Fresco' dining, and most engaging outdoor pursuits.

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.

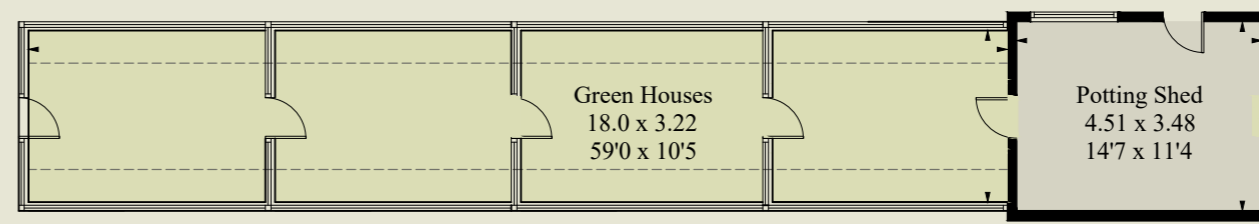
Simply stunning, beautifully planted and designed, the gardens themselves are only enhanced by the peaceful setting and awe-inspiring views, and in all, extend to approximately 3 acres.

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



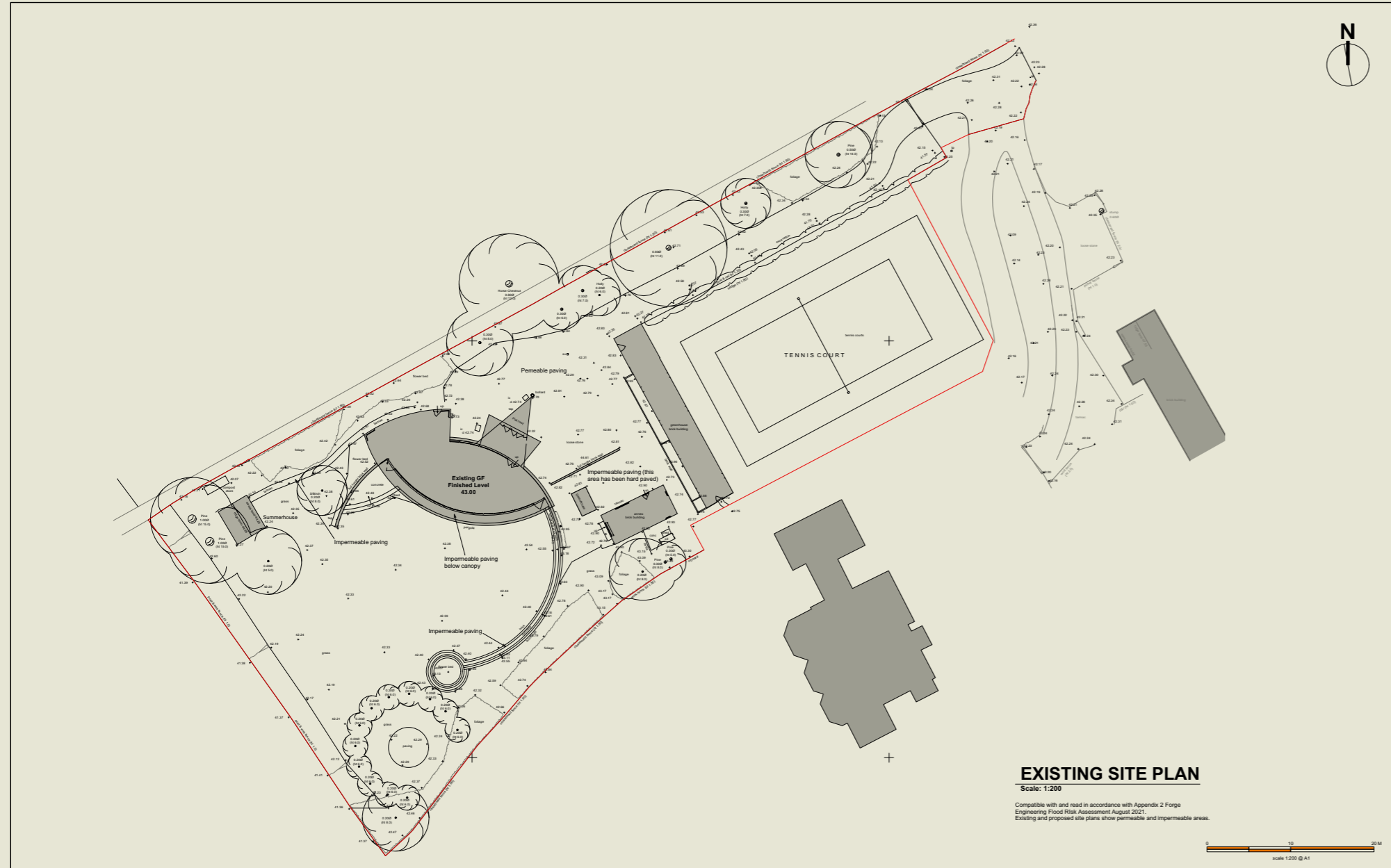
(Not Shown In Actual Location / Orientation)



= Reduced head height below 1.5 m

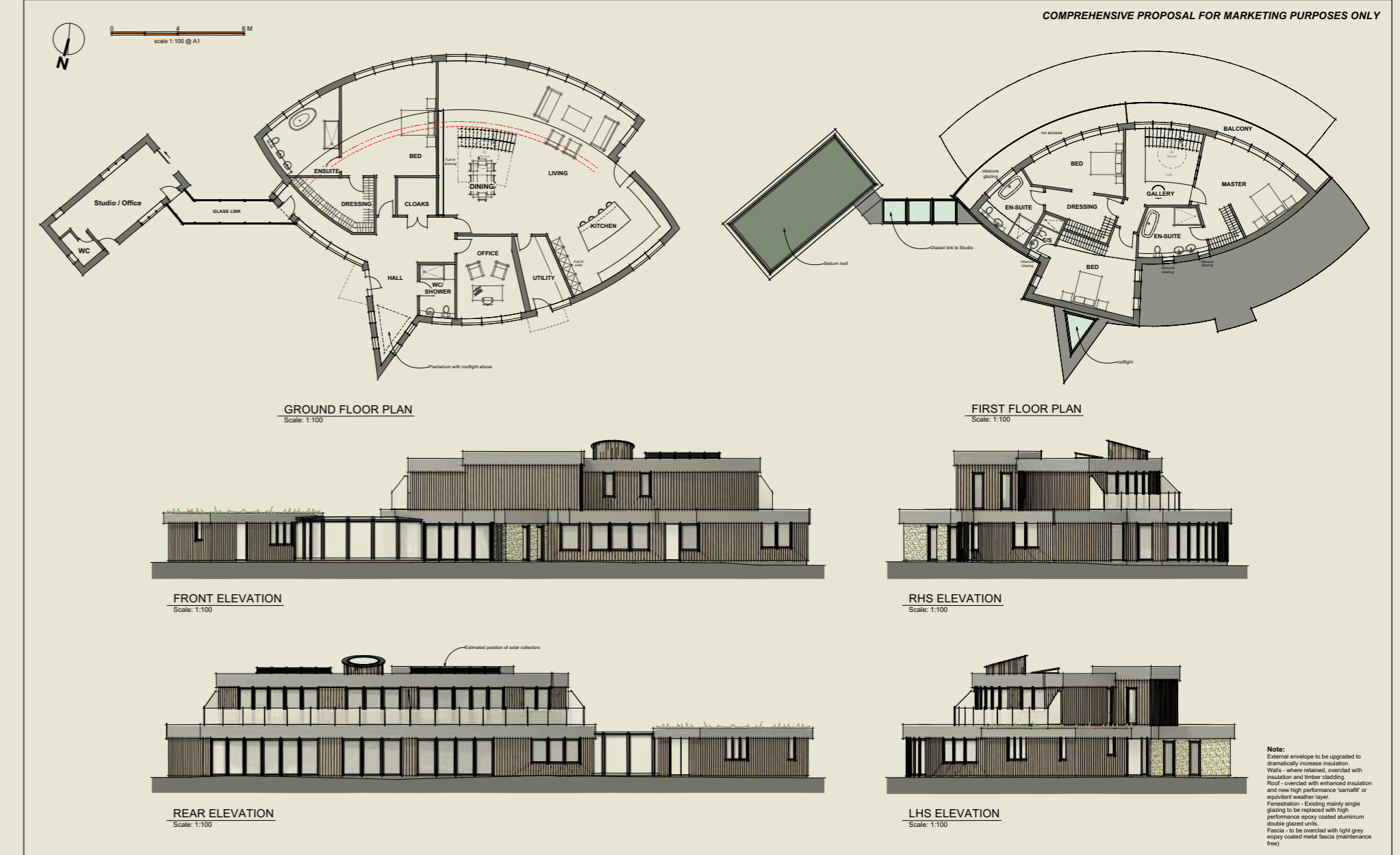
CREATESPACE DESIGN ref 207

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



<table border="1"> <tr><th>No.</th><th>Date</th><th>Revision Notes</th><th>Author</th><th>Checker</th></tr> <tr><td>A</td><td>28/10/2020</td><td>Preparation</td><td>MS</td><td></td></tr> <tr><td>B</td><td>21/04/2021</td><td>Revised drawings</td><td>MS</td><td></td></tr> <tr><td>C</td><td>28/04/2021</td><td>Revised following clients comments</td><td>MS</td><td></td></tr> <tr><td>D</td><td>28/04/2021</td><td>Revised following clients comments</td><td>MS</td><td></td></tr> <tr><td>E</td><td>19/08/2021</td><td>Notes amended to comply with Forge Engineering FRA.</td><td>MS</td><td></td></tr> </table>	No.	Date	Revision Notes	Author	Checker	A	28/10/2020	Preparation	MS		B	21/04/2021	Revised drawings	MS		C	28/04/2021	Revised following clients comments	MS		D	28/04/2021	Revised following clients comments	MS		E	19/08/2021	Notes amended to comply with Forge Engineering FRA.	MS		<p>dp architects design planning architecture</p>	<p>Client: MR & MRS HOATH</p> <p>Project: JORDLEYS MANOR ROAD GORING OXON RG5 9EW</p>	<p>Drawing: EXISTING SITE PLAN</p> <p>Scale: as stated @A1</p> <p>Drawn: MS</p> <p>Check: 12/10/2020</p> <p>Title: PLANNING</p>	<p>Sheet: 20 JORD EX01</p> <p>Revision: E</p>
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Planning Option A



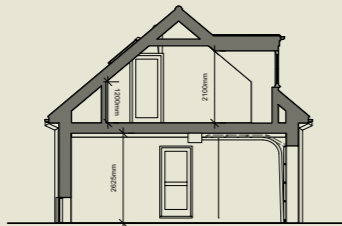
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No.	Date	Revision Notes	Author	Checker																									

Planning Option A

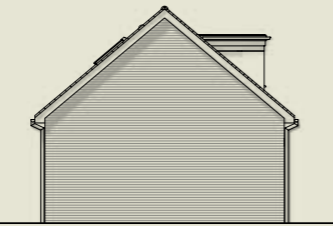
COMPREHENSIVE PROPOSAL FOR MARKETING PURPOSES ONLY



FRONT ELEVATION
Scale: 1:100



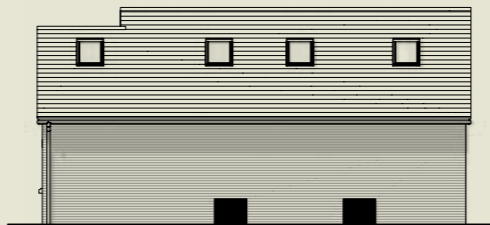
SECTION A-A
Scale: 1:100



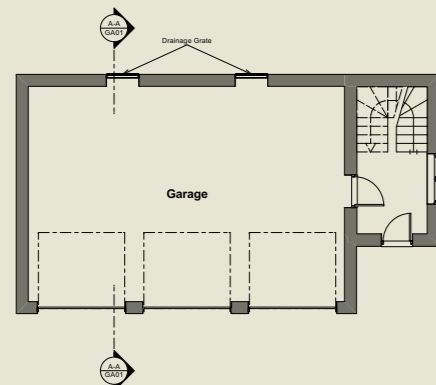
LHS ELEVATION
Scale: 1:100



RHS ELEVATION
Scale: 1:100

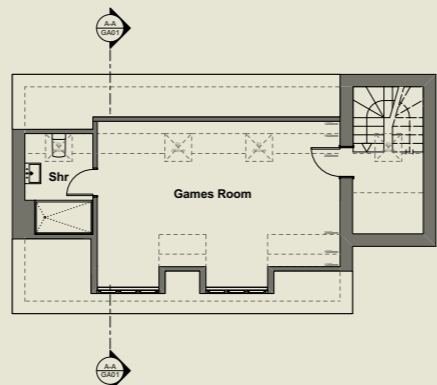


REAR ELEVATION
Scale: 1:100



GF PLAN
Scale: 1:100

Floor Areas (GIA)
GF: 68.5 sqm
FF: 49.1 sqm



FF PLAN
Scale: 1:100



No.	Date	Revision Notes	Revised By	Notes



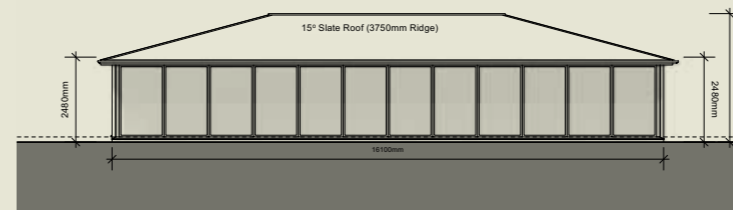
Client: **CONOR & LUCY ROUGHNEEN**
Project: **JORDLEYS MANOR ROAD GORING OXON RG8 9EN**

Drawing: **COMPREHENSIVE PROPOSAL GARAGE PLANS & ELEVATIONS**
Scale: 1:100 @A2
Drawn: TL
Date: 03/07/2023
Status: PLANNING

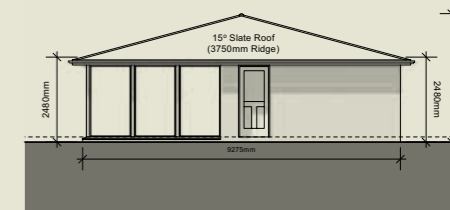
Only to be scaled from for planning and land registry purposes. All figured dimensions are in millimeters unless otherwise stated. Contractors must verify all dimensions before starting work and any discrepancies are to be reported to David Parker Architects Ltd. This drawing is the property of David Parker Architects Ltd. Copyright is reserved by them and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without the prior consent in writing by David Parker Architects Ltd.

Planning Option A

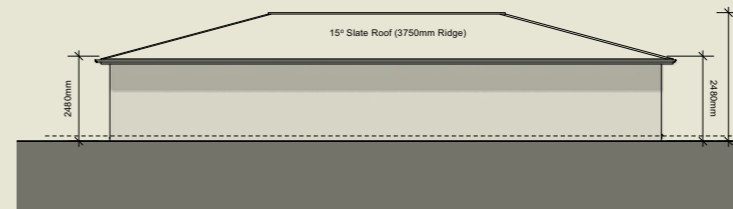
COMPREHENSIVE PROPOSAL FOR MARKETING PURPOSES ONLY



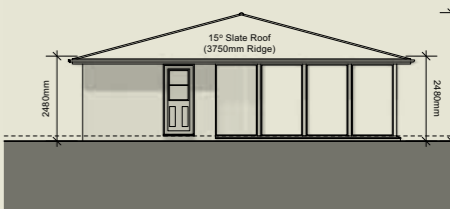
FRONT ELEVATION
Scale: 1:100



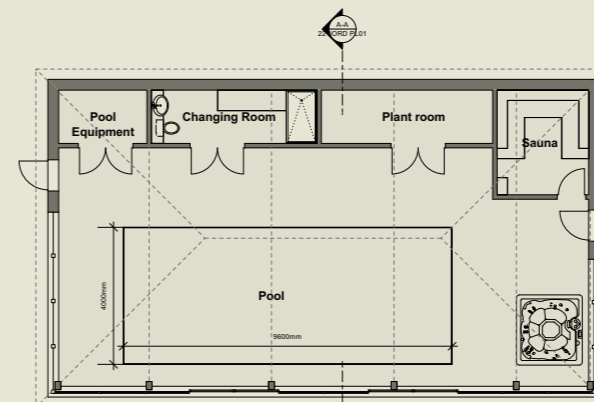
RHS ELEVATION
Scale: 1:100



REAR ELEVATION
Scale: 1:100

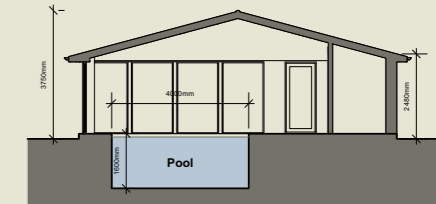


LHS ELEVATION
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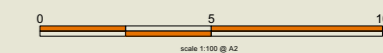


GROUND FLOOR PLAN
Scale: 1:100

Floor Area (GIA): 134m²
Volume: 448m³



SECTION A-A
Scale: 1:100



No.	Date	Revision Notes	Revised By	Notes



Client: **CONOR AND LUCY ROUGHNEEN**
Project: **NEW POOL BUILDING JORDLEYS MANOR ROAD GORING RG8 9EN**

Drawing: **COMPREHENSIVE PROPOSAL POOL HOUSE PLANS & ELEVATIONS**
Scale: 1:100@A2
Drawn: TL
Date: 03/07/2023
Status: PLANNING

Only to be scaled from for planning and land registry purposes. All figured dimensions are in millimeters unless otherwise stated. Contractors must verify all dimensions before starting work and any discrepancies are to be reported to David Parker Architects Ltd. This drawing is the property of David Parker Architects Ltd. Copyright is reserved by them and is issued on the condition that it is not copied or disclosed by or to any unauthorised persons without the prior consent in writing by David Parker Architects Ltd.

Planning Option A

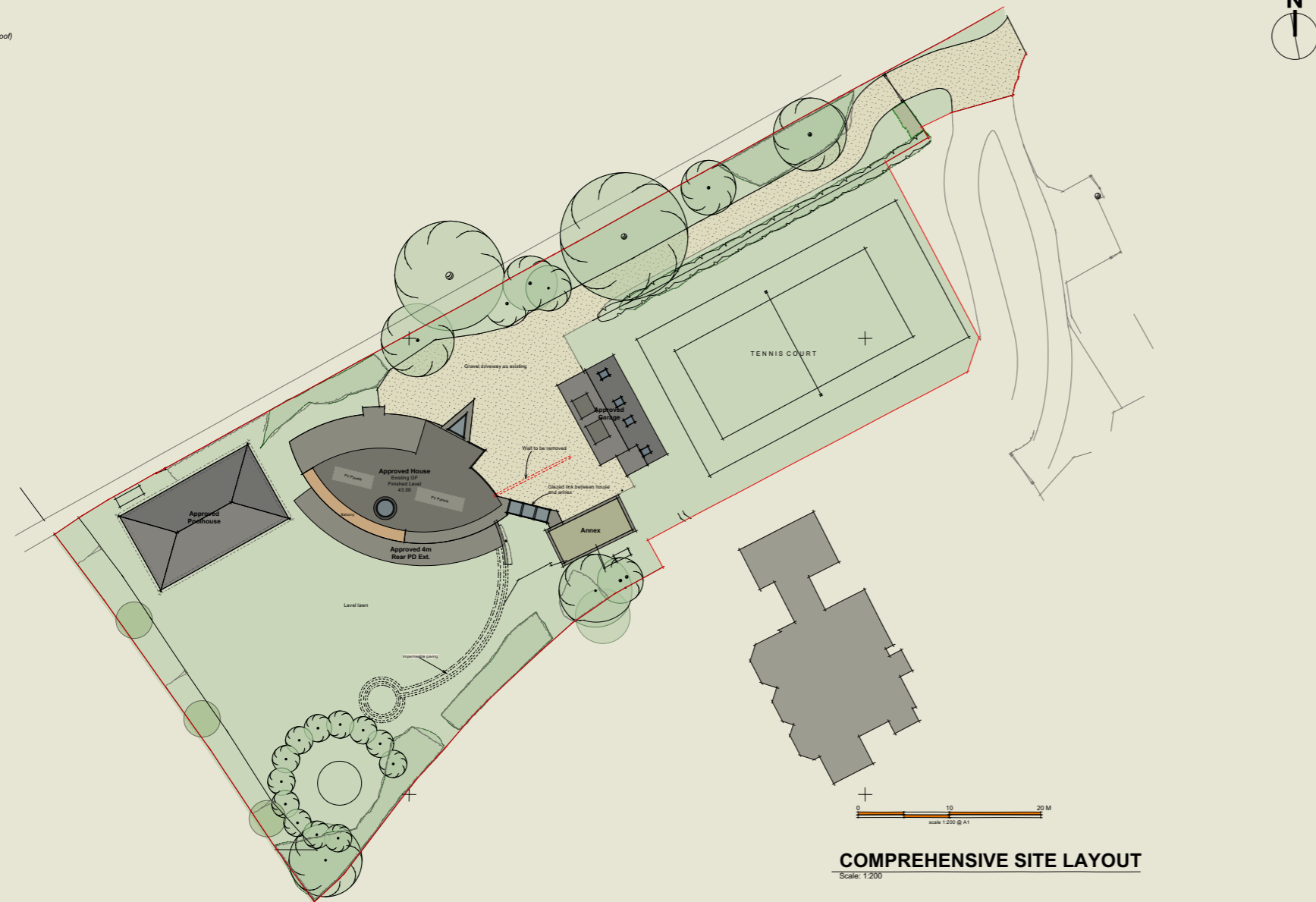
COMPREHENSIVE PROPOSAL FOR MARKETING PURPOSES ONLY

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

EXISTING	Area
House	219.3m ²
Annex	32.2m ²
Summerhouse	17.5m ²
Store/Greenhouse	85.9m ²
Greenhouse	5.5m ²
Total	360.8m²

PROPOSED	Area
House	257m ²
Annex	34.2m ²
Rear PD Ext	93.2m ²
Poolhouse	148.3m ²
Garage	81.6m ²
Total	615.3m²

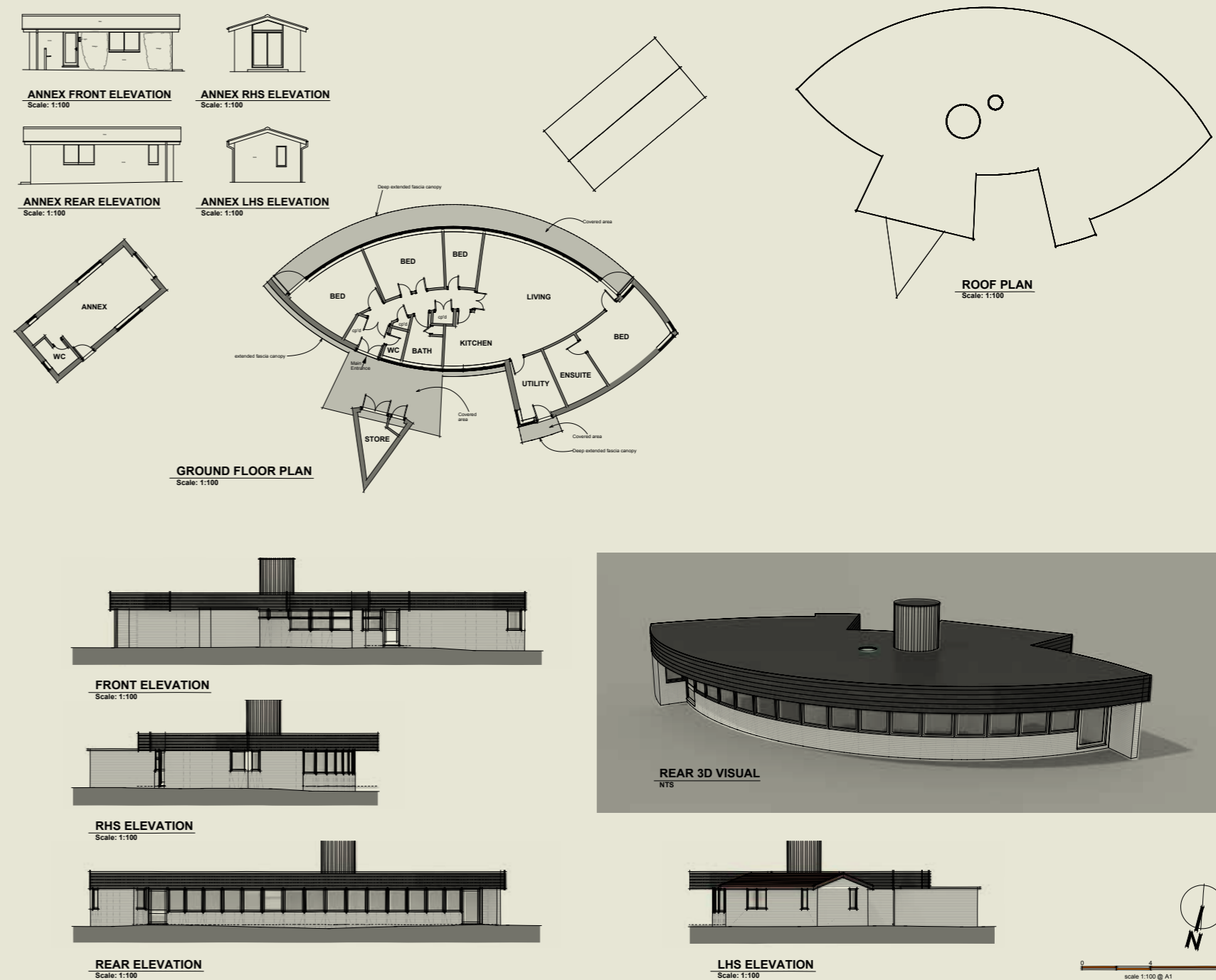
Total % Increase = 70.5%



No.	Date	Revision Notes	Author	Checker
A	03/07/2023	Amendments for Marketing Pack	TL	

<p>dp architects design planning architecture</p> <p>111A 111B 111C</p> <p>111A Architects 111B Architects 111C Architects</p>	<p>Client: MR & MRS ROUGHNEEN</p> <p>Project: JORDLEYS MANOR ROAD GORING OXON RG8 9EW</p>	<p>Drawing: COMPREHENSIVE SITE LAYOUT</p> <p>Scale: 1:200 @ A1</p> <p>Drawn: TL</p> <p>Date: 28/02/2023</p> <p>Sheet: 23 JORD SP01</p> <p>Revision: A</p>
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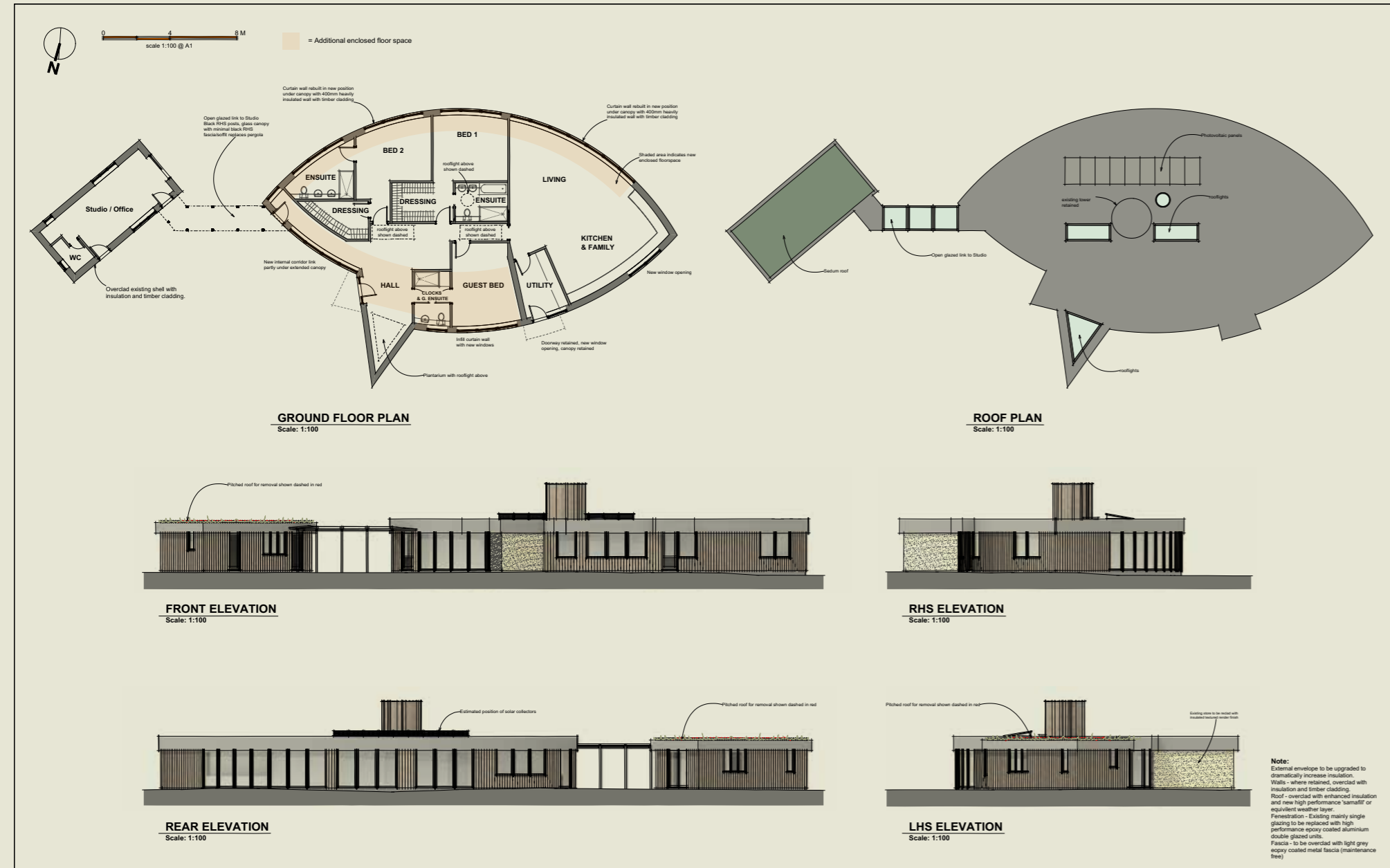
Planning Option B



No.	Date	Revision Notes	Author	Checker
A	07/10/2020	Room names, roof overhang and GFA added	VM	
B	08/10/2020	General notes updated for planning application submission	VM	
C	27/06/2021	General amendments	CS	
D	08/04/2021	Change room names and addition of annex	CS	

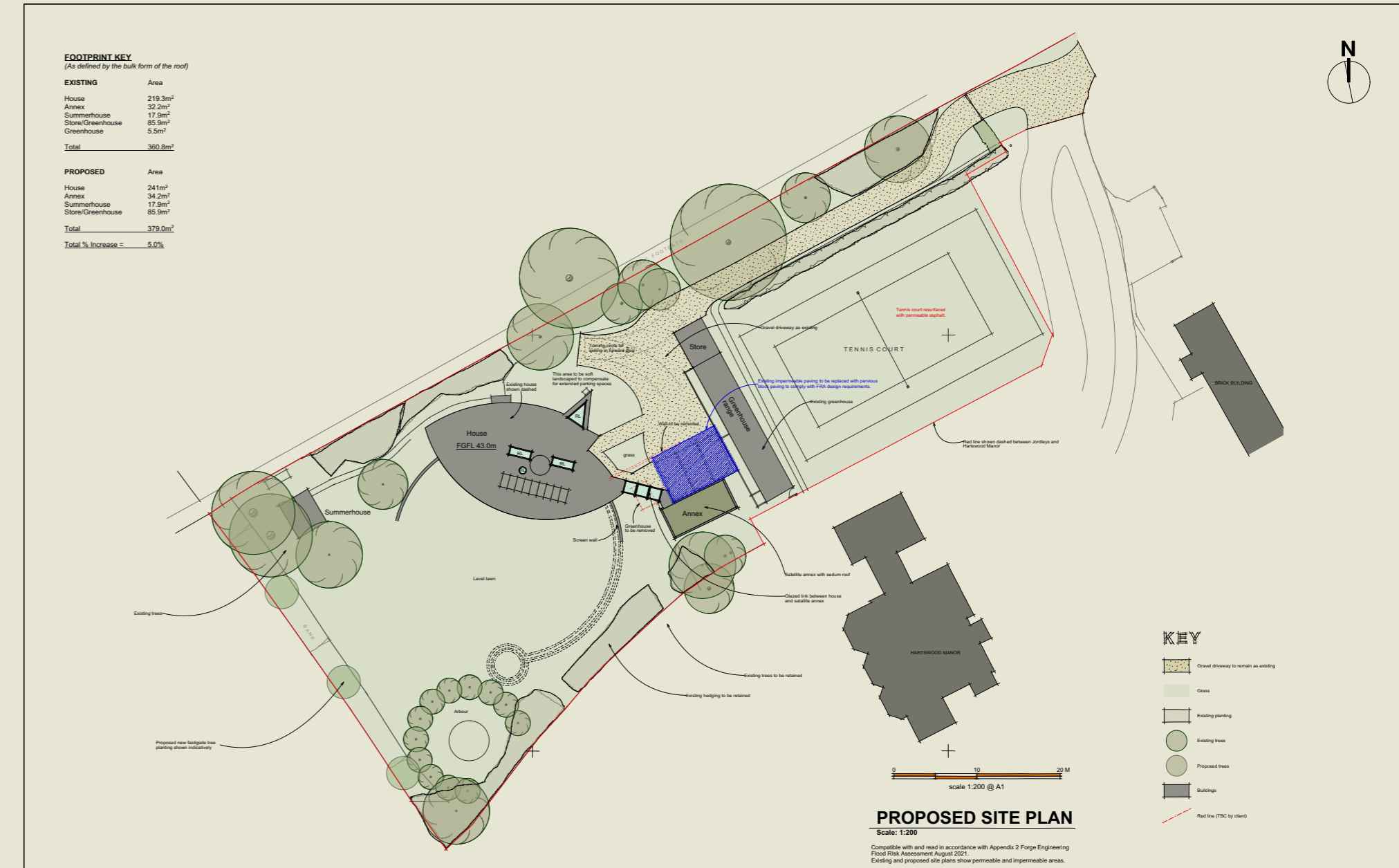
<p>dp architects design planning architecture</p> <p>111A 111B 111C</p> <p>111A Architects 111B Architects 111C Architects</p>	<p>Client: MR & MRS HOATH</p> <p>Project: DOMESTIC EXTENSION JORDLEYS MANOR ROAD GORING RG8 9EW</p>	<p>Drawing: EXISTING PLANS, ELEVATIONS & RENDERS</p> <p>Scale: 1:100 @ A1</p> <p>Drawn: VM</p> <p>Date: 06/10/2020</p> <p>Sheet: 20 JORD EX02</p> <p>Revision: D</p>
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Planning Option B

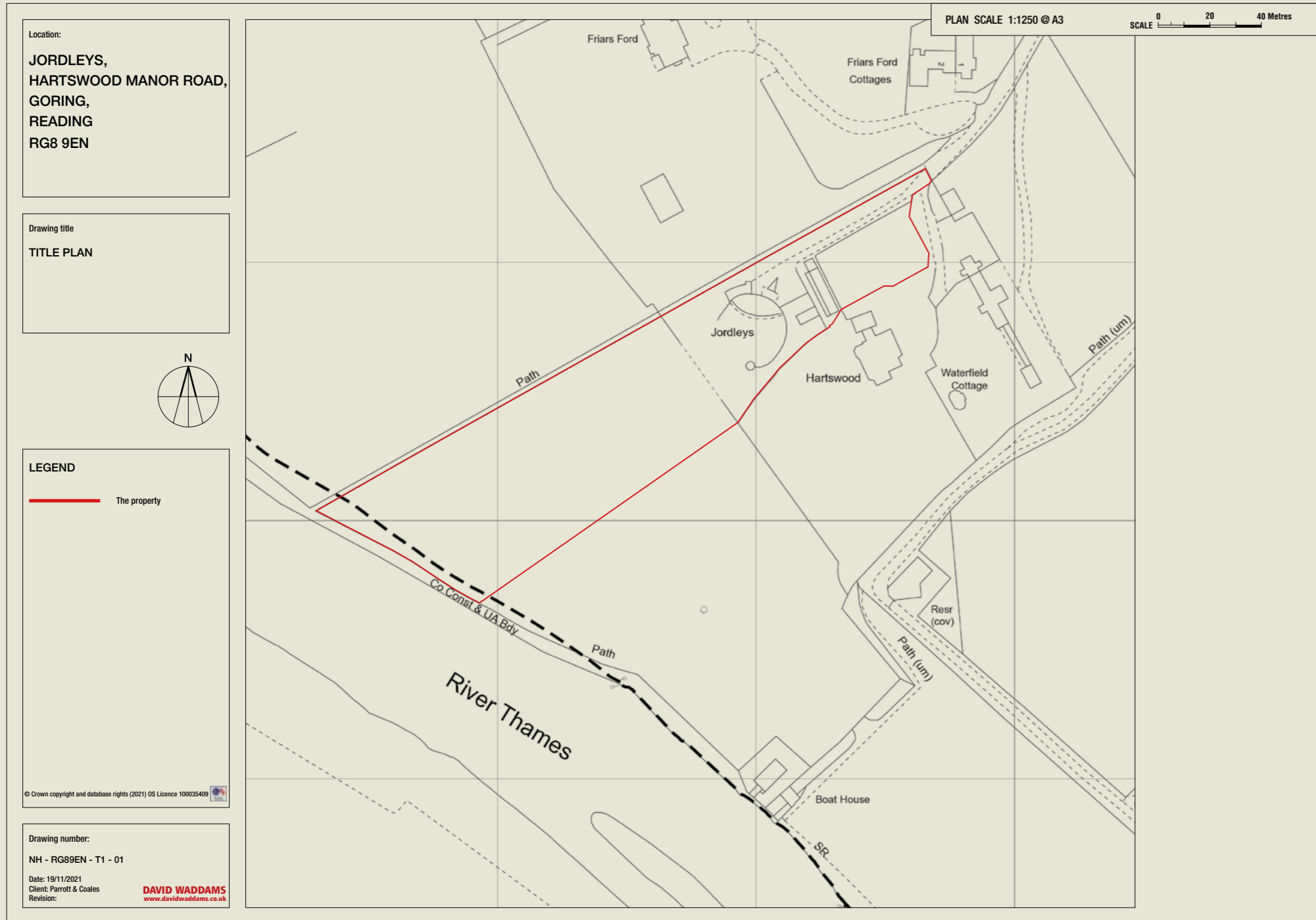


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Planning Option B



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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.



01491 874144

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