



# 11 MOUNTFIELD

GORING-ON-THAMES ♦ SOUTH OXFORDSHIRE



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Goring & Streatley Train Station - 10 minute walk ♦

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

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

♦ Heathrow Airport - Approx. 40 miles ♦ Wallingford - 5 miles ♦

Henley on Thames - 13 miles (Distances approximate)

Conveniently located within the village and well placed for the primary school and local shop, with the high street shops and mainline station in close proximity.

A detached 3-bedroom house with good sized reception space totalling approximately 1,517 sq ft including garage and with lovely south west facing gardens.

♦ Outside Porch

♦ Entrance Hallway

♦ Cloakroom

♦ Kitchen Breakfast Room

♦ Dining Room

♦ Sitting Room with fireplace

♦ Conservatory

♦ Landing

♦ 3 Bedrooms, all with built in wardrobes

♦ Family Bathroom with Bath and Separate Shower

♦ Rear Inner Hallway with Integral Door to Utility Room

♦ Store

♦ Garage

♦ In All Approximately 1,517 Sq Ft

♦ Mature South West Facing Rear Gardens

♦ Driveway

♦ Total Plot Size 0.09 of an Acre



## 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, post office, boutique hotel, doctors and dental surgeries, veterinary centre 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.

Crossrail services have commenced from Reading which together with the electrification of the line significantly improves travelling times to Paddington and central London destinations.

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.

Streathley-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, leisure and fitness facilities and Coppa Club restaurant.

## PROPERTY DESCRIPTION

Built in 1965 by local development company Loverock, 11 Mountfield forms part of a private cul-de-sac located above Wallingford Road. With red brick elevations and part hanging tiles under a pitched roof, the property has been well maintained by the family, who have owned the property since new and updated throughout the years, including UPVC windows and adding of a conservatory. Entrance is into a spacious hallway with coats cupboard, staircase and cloakroom. Large windows offer much light coming through from the front. The kitchen is fully fitted with breakfast area and a side door leading to the inner hallway and utility room as well as door to both the front and back of the property. The dining room displays lovely parquet flooring and then flows into the sitting room which overlooks the garden and large sliding doors give direct access. There is also a brick fireplace with gas fire inset. The conservatory faces south west and offers a wonderful aspect. Upstairs the landing has a large picture window offering masses of light and there is an airing cupboard and second cupboard for storage. The loft has a ladder and is fully boarded. All 3 bedrooms have built in wardrobes and the main bedroom has dual aspect across the gardens. The family bathroom has a corner bath and separate shower. Offering good family sized rooms, an early viewing is recommended.

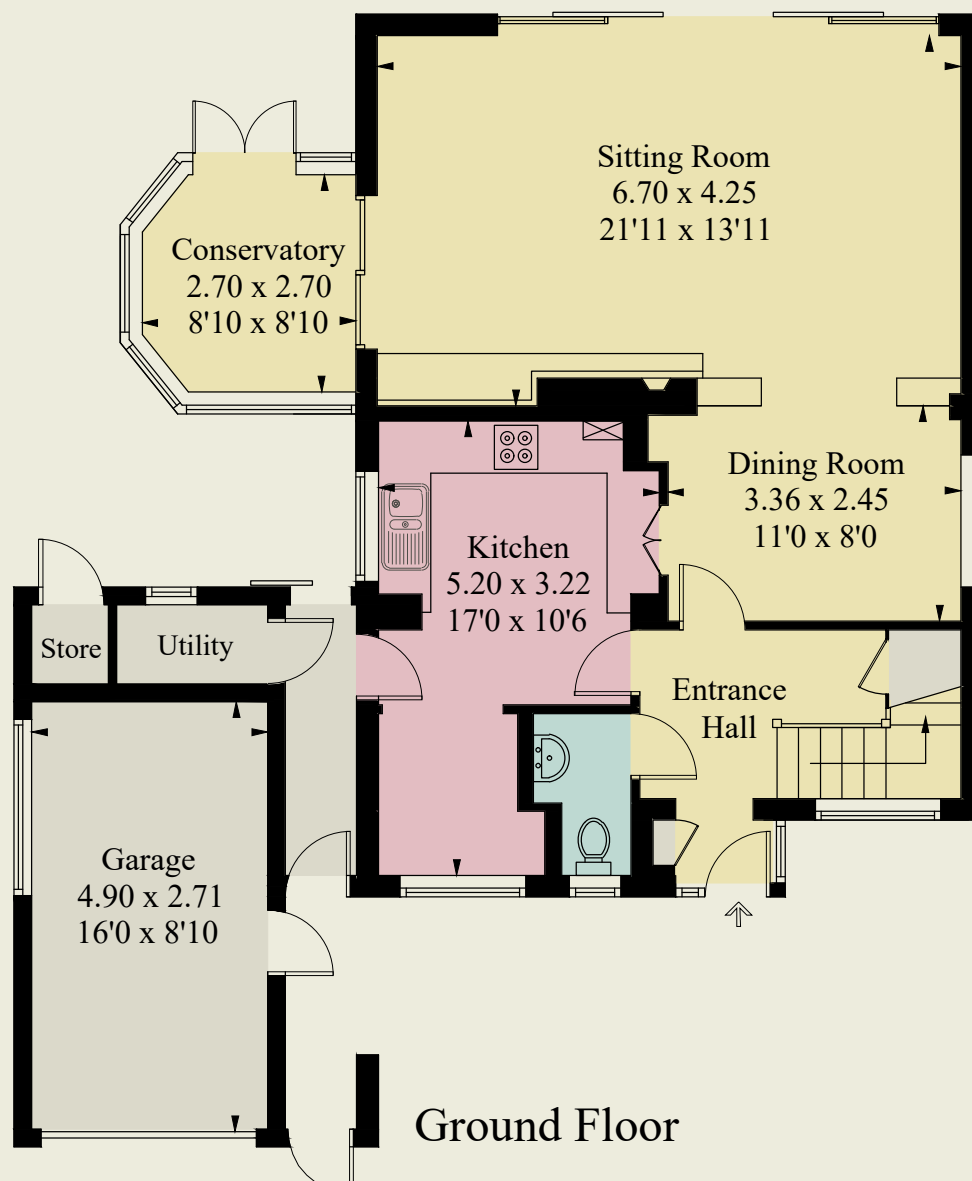
## OUTSIDE

The property is set well back from the road with deep lawned frontage and manicured shrub offering privacy. The driveway leads to the front of the garage which has an up and over door and there is a second door from the outside porch into garage. On the back of the garage is a utility room and separate store. Access to the garden is either from a side gate on the right or through the inner hallway. The gardens are south west facing and are well stocked with many planted borders, flowers and shrubs amongst the lawn. There is a patio running across the back of the house and side terrace for "al fresco" dining.

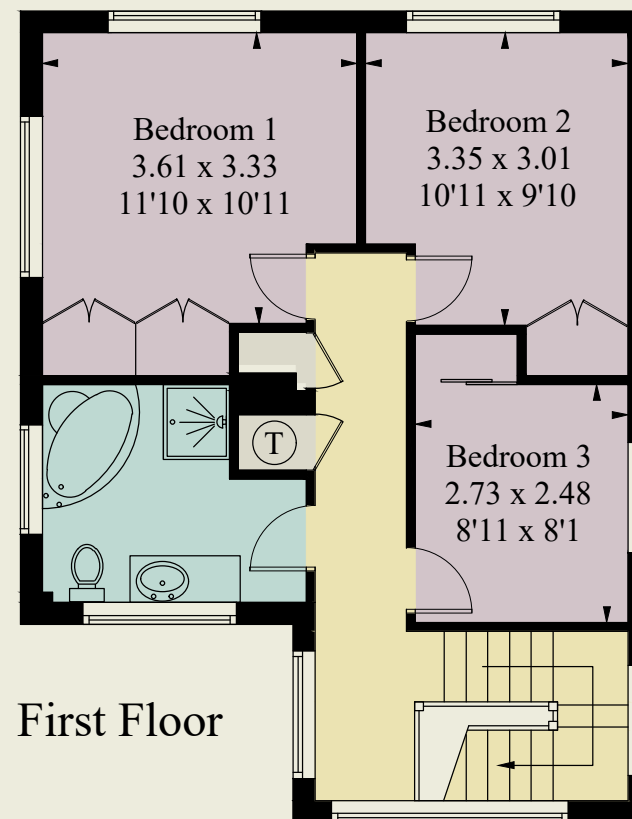


# 11 Mountfield, Goring on Thames, Oxfordshire, RG8 0BE

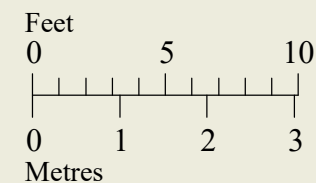
Approximate Gross Internal Area (including Garage) = 141 sq m / 1517 sq ft



Ground Floor



First Floor



CREATESPACE DESIGN ref 562

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





## GENERAL INFORMATION

**Services:** All main services are connected to the property. Central heating and domestic hot water from gas fired boiler.

**Council Tax:** E

**Energy Performance Rating:** D / 59

**Postcode:** RG8 0BE

**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. At the railway bridge junction turn left onto the Wallingford Road. Mountfield will be found about 200 metres on the left hand side opposite Westholme Stores. 11 is found along the middle on the right 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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