



3 HERON SHAW

GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour) -
8 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)

Sitting within a popular tree-lined cul de sac close to all the village amenities, shops, restaurants and river and mainline railway station affording direct access to London in under the hour.

A detached bungalow with 3 bedroom, 2 bathroom accommodation of approximately 1,506 sq ft, including garage within a lovely mature private garden and having potential to extend, subject to planning.

♦ Quintessential English Riverside Village Within Close Walking Distance to The River Thames, Extensive Amenities and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Attractive Front Garden and Driveway Parking for 2 Cars

♦ Entrance Porch

♦ Hallway

♦ Kitchen

♦ Sitting Room

♦ Conservatory

♦ Family Shower Room with Cloakroom

♦ Main Bedroom with Ensuite Shower Room

♦ 2 Further Bedrooms

♦ Garage

♦ Mature and secluded Garden with Greenhouse

♦ In All Extending To Approximately 1,506 Sq Ft



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands 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.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also 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-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.

PROPERTY DESCRIPTION

3 Heron Shaw was built in 1960's and forms part of a quiet cul de sac within a popular location in this Thameside village. Entrance is through sliding doors into a long entrance porch, then front door into the hallway which leads to all rooms. The kitchen overlooks the front of the property and has integral garage. The garage has an electric roller door. The sitting room sits across the back of the house and has original parquet flooring. Doors then take you into the conservatory which offers a wonderful garden view as well as direct access. The main bedroom has an ensuite shower room and there are 2 further bedrooms.

The family shower room has a separate cloakroom. There is scope to further extend either the ground floor space, and/or add another floor which next door have achieved, subject to relevant planning permission.

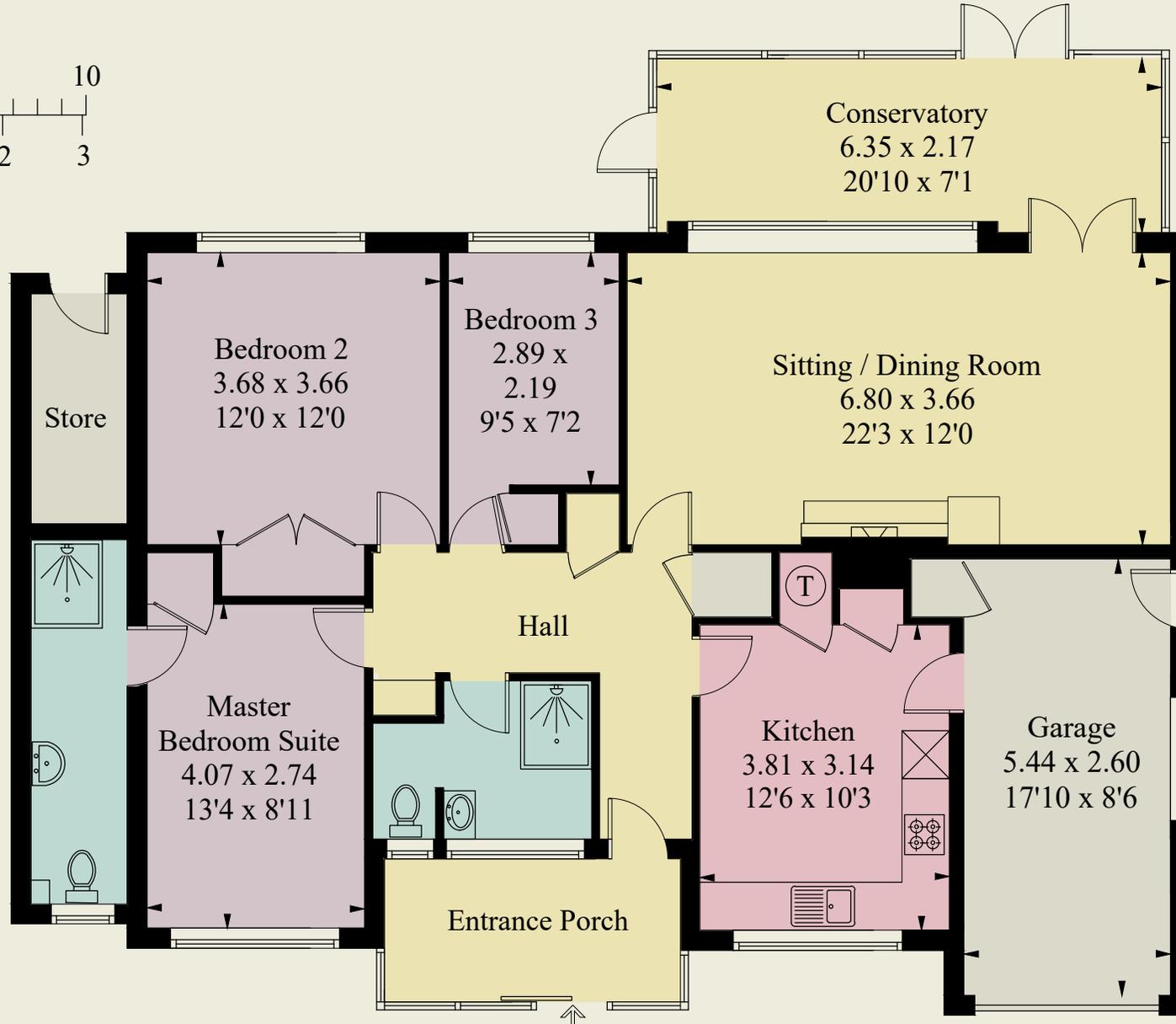
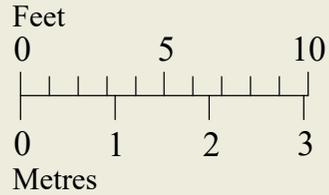
OUTSIDE

With a generous frontage, the property sits back from the road with front lawned garden and driveway parking. The main garden at the rear is a lovely private space with mature hedging and trees amongst the mainly lawned area. There is a greenhouse and area which could easily be converted to create a vegetable and fruit growing garden. A useful store on the back of the house offers more storage.



3 Heron Shaw, Goring on Thames, Oxfordshire, RG8 0AU

Approximate Internal Gross Area (including Garage) = 140 sq m / 1506 sq ft



CREATESPACE DESIGN ref 456

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



GENERAL INFORMATION

Services: Mains water, electricity and drainage are connected. Electric Night Storage heaters provide heating.

Council Tax: F

Energy Performance Rating: C / 69

Postcode: RG8 0AU

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-on-Thames turn right and proceed up to the top of the High Street. At the railway bridge junction turn left on to Wallingford Road. In a further couple of hundred metres, turn right in to Milldown Avenue, then immediately left into Heron Shaw. 3 will be found after the first corner 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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