



24 ELVENDON ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
www.warmingham.com

24 ELVENDON ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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)

A detached 3 bedroom bungalow, extended to the rear and side of the house with long mature south facing garden backing onto a field.

Conveniently located within the Village, well placed for the Primary School and local shop, with the High Street shops and mainline station easily accessible.

♦ In All Approximately 1130 Sq Ft

- ♦ L-Shaped Entrance Hall
- ♦ Kitchen
- ♦ Dining Room
- ♦ Sitting Room with fireplace

- ♦ 2 Double Bedrooms
- ♦ Family Bathroom
- ♦ Utility Room
- ♦ Main Bedroom with Ensuite

♦ Mature South Facing Rear Garden

♦ Shared Driveway



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, Boutique hotel, Doctors and Dental surgeries 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.

Streatley 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 and leisure and fitness facilities and Coppa Club restaurant.

Elvendon Road is approached off the Wallingford Road and leads out of the village in an Easterly direction, winding up through the scenic Elvendon Valley passing the Grade I Listed Elvendon Priory with private, Estate owned farmland and woodland on each side. The Primary School and a local Shop are in close proximity the former having easy off road access via Bourdillon Field and the main High Street and Station are also within easy reach.

The tree lined road is known for its abundance of spring flowers especially bluebells and for the chestnut trees which extend along part of the road as it climbs up to Goring Heath and Woodcote. Many footpaths and bridle ways give access over this delightful area of unspoilt countryside.

PROPERTY DESCRIPTION

Dating from the 1920's and traditionally built, 24 Elvendon Road has been extended in more recent years and benefits from new UPVC lead diamond windows. Entrance is into an entrance hall with loft access and coats cupboard. The kitchen overlooks the front of the house and adjoins the dining room. The sitting room has a fireplace and there are french doors taking you out to the garden. An inner lobby takes you to 2 bedroom and family bathroom with sunken bath and overhead shower. The further end of the property has a utility room as well as the main bedroom which has an ensuite shower room. This is in the extended part of the property. With further potential to refurbish and enlarge, the property has great potential.

OUTSIDE

The front has a bricked wall with established hedging offering much privacy and pathway taking you to the front door. The driveway is shared with 22 Elvendon Road and there is potential for a garage to be built next door to the garage owned by 22. The garden is a long south facing mature garden and at the top is a pedestrian gate leading from the garden directly on to the Bordillion field behind.



24 Elvendon Road, Goring-on-Thames, Oxfordshire, RG8 0DU

Approximate Gross Internal Area = 105 sq m / 1130 sq ft



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: E / 50

Postcode: RG8 0DU

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

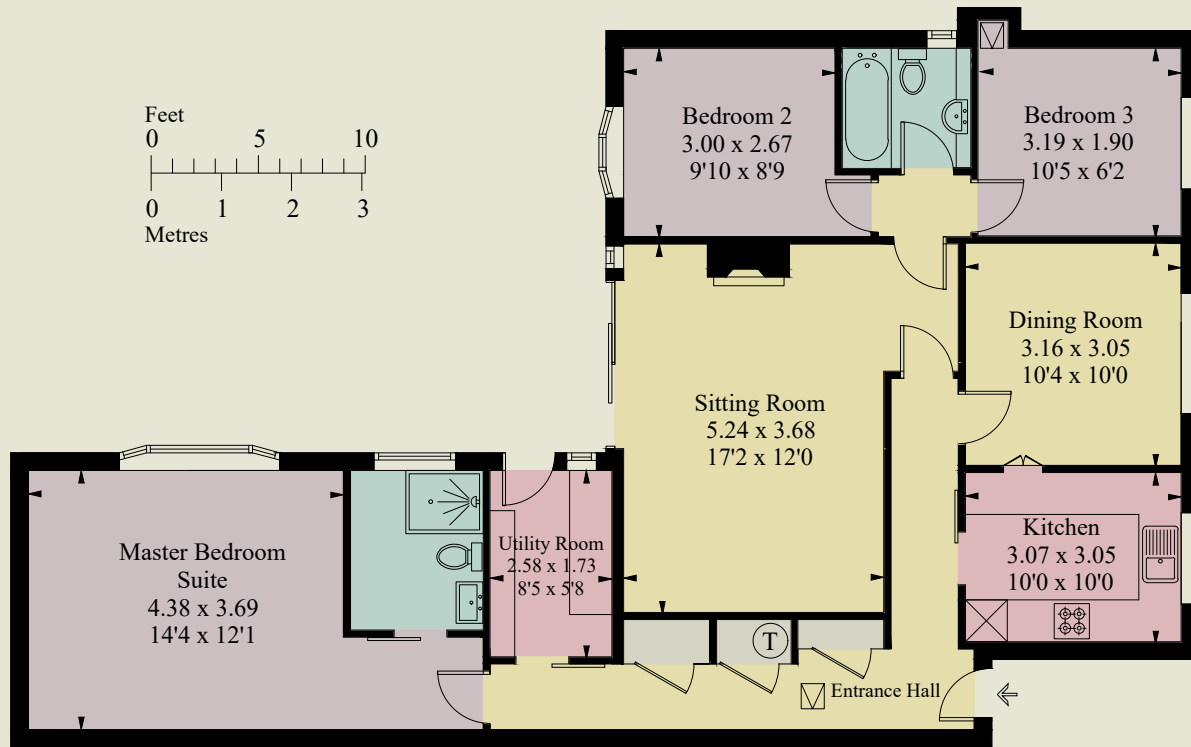
Strictly by appointment through Warmingham & Co.

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 and in a further ¼ mile turn 4th right into Elvendon Road. No 24 will be found approximately a third of the way along 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.



CREATESPACE DESIGN ref 443

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



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com