



CLAREMONT

FAIRFIELD ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

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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)

Located on the elevated fringe of this delightful riverside village, with views towards the wooded hilltop on the opposing side of the river, yet close walking distance to the central part of the village, High Street shops and amenities, mainline station providing access to London Paddington in under the hour, and for delightful riverside and country walks. An appealing traditionally built residence, affording flexibly arranged accommodation, with detached garage, set in delightfully mature gardens and grounds of approximately 0.17 of an acre, affording clear potential for further adaptation and enlargement of the existing property, subject to the relevant permissions being obtained.

♦ Spacious Driveway

♦ Covered Entrance Porch

♦ Reception Hall

♦ Cloakroom

♦ Sitting Room / Dining Room With Fireplace

♦ Kitchen

♦ Study

♦ Inner Hall

♦ 3 Bedrooms

♦ Family Bathroom

♦ Part-Attached Garage

♦ Private & Mature Gardens & Grounds Of 0.17 Of An Acre



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downs 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, with the full service scheduled to commence in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Claremont enjoys an exceptionally relaxing ambience and outlook, being privately situated in mature and spacious landscaped gardens and grounds which extend to approximately 0.17 of an acre, from which the very head of the grounds afford far-reaching views towards the wooded hilltop on the opposing side of the river.

Quite charming, the property is contemporary of its era, yielding a tasteful quality apparent on viewing, affording spacious and well-orientated accommodation, having 2 reception rooms, 3 bedrooms, 1 bathroom, and a part-attached garage. The design of the property and size of the grounds afford clear potential for either further adaptation and enlargement, or further development subject to the relevant permissions being obtained.

A simply wonderful opportunity afforded, and quite rare to the open market, early viewing of Claremont is highly recommended.

OUTSIDE

The property occupies a most advantageous position, quietly situated off Fairfield Road behind tall mature hedging, just a short walk from the extensive amenities found within the village, as well as for the river Thames. A wide opening runs on to the spacious driveway, flanked on one side by an extensive lawned front garden, with the part-attached garage situated off to one side, and gated opening running through to the rear gardens.

The main gardens and grounds are situated to the rear of the property, due South and West, and are mainly laid to lawn, flanked by a great array of mature hedging, shrubs, and herbaceous borders, providing an attractive backdrop and private outlook. Off to one side of the garden there is a useful timber shed, whilst to the other side, sitting on its own terrace to the side of the house, there is a delightful timber and glazed summerhouse.

Delightfully attractive, the gardens and grounds must be viewed to be fully appreciated, and in total, extend to approximately 0.17 of an acre.

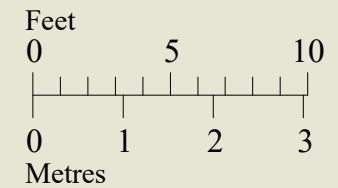
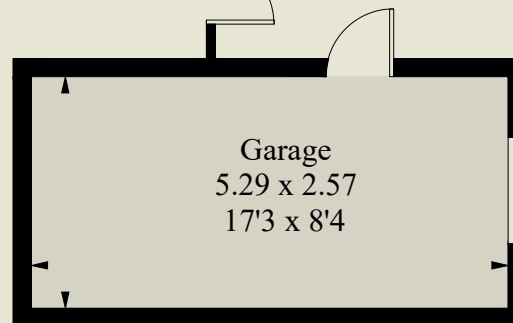
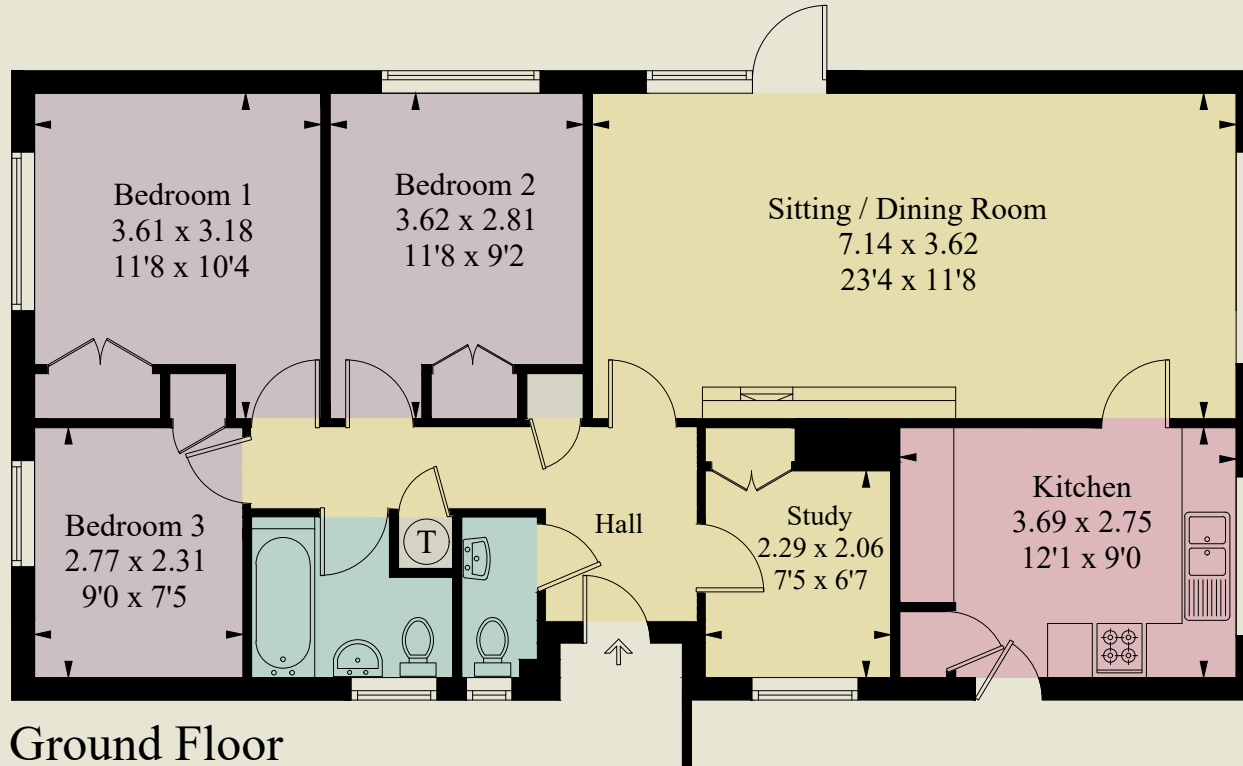


Claremont, Fairfield Road, Goring - on Thames, RG8 0EU

Approximate Gross Internal Area = 85 sq m / 914 sq ft

Garage = 13 sq m / 139 sq ft

Total = 98 sq m / 1054 sq ft



CREATESPACE DESIGN ref 110

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



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired central heating.

Energy Performance Rating: D / 65

Postcode: RG8 0EU

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 up the High Street, taking a right turn at the railway bridge. Take the next first left hand turn, and proceed for approximately 200 metres, where Fairfield Road will be found off on the left-hand side. Claremont will be found approximately two thirds the way along this private road, off 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.

Warmingham

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