



# BLUEBELL HOUSE

ELVENDON ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham

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Goring & Streatley Station (London Paddington within the hour) 10 mins walk

♦ Reading (London, Paddington 27 minutes) - 10 miles ♦ M4 (J 12) - 10 miles ♦

M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles

(Distances and times approximate)

Privately situated within this quintessential English riverside village, just a short walk to the village primary school, river Thames, shops, restaurants, and mainline railway station, affording access to London in under the hour, this delightful Edwardian residence enjoys a most relaxing ambience and outlook with stunning far-reaching views, quietly set in charming garden grounds and grounds of approximately 0.35 of an acre, yielding characterful yet modern and contemporary architecture, having been more recently enlarged and modernised, showcasing syllis and high-quality fixtures & fittings, with spacious and elegant accommodation extending to approximately 2,421 sq ft, inclusive of detached double garage, 3/4 bedrooms, 1 being a suite, 2 bathrooms and 3/4 reception rooms.

A most charming period yet contemporary home, with modern open plan living meeting traditional Edwardian flare, Bluebell House enjoys a peaceful situation set in most delightful gardens, providing for an exquisite family home.

- ♦ An Exquisite Edwardian Family Residence Extending To Approximately 2,421 Sq Ft Inclusive Of Detached Double Garage With Stunning Gardens of Approximately 0.35 Of An Acre & Far-Reaching Views
- ♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Spacious Gravelled & Gated Driveway With Mature Wrap Around Gardens
- ♦ Period Covered Entrance Porch
- ♦ Part-Galleried Reception Hall
- ♦ Cloakroom
- ♦ Kitchen / Breakfast Room
- ♦ Utility / Room
- ♦ Family Room With Lantern Light & Bi-Fold Doors
- ♦ Sitting Room With Fireplace With Log Burner
- ♦ Study / Bedrom 4 With Fireplace
- ♦ Part-Galleried Landing
- ♦ Master Bedroom Suite With En-Suite Shower Room
- ♦ 2 Further Bedroms (Both With Fireplaces)
- ♦ Family Shower Room
- ♦ Detached Double Garage
- ♦ In All Extending To Approximately 2,421 Sq Ft
- ♦ Mature Landscaped Gardens & Grounds Of Approximately 0.35 Of An Acre
- ♦ Bespoke Treehouse With Steps & Bridge
- ♦ Inset Trampoline



#### SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite and above the village of Streatley, the area known geographically as the 'Goring Gap' and designated as 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.

In addition to having well revered and outstanding local state primary and secondary schools including a primary school within Goring-on-Thames itself, the area is 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 School.

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 with leisure and fitness facilities.

The Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled from 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.







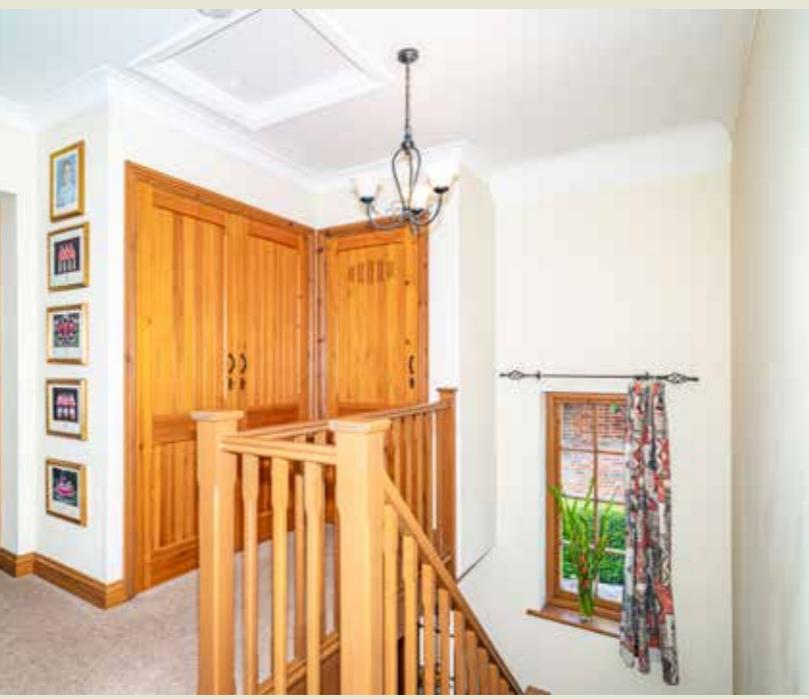
#### PROPERTY DESCRIPTION

Bluebell House is a most delightful Edwardian residence, which is privately situated on the elevated fringe of the beautiful riverside village of Goring-on-Thames, afforded stunning far-reaching views yet just a short walk to the village primary school, river Thames, village shops, restaurants and mainline railway station, which provides direct access to London in under the hour.

Externally the property displays proudly its architectural roots associated with the favoured Edwardian era, having red brick elevations with decorative banding, sitting under a hipped slate tiled roof, with traditional windows, covered entrance porch, and a lantern light to the rear extended family room.

More recently the property has been extensively extended and modernised both internally and externally, successfully blending architecturally the old and new elements, whilst retaining many period features and charm associated with the Edwardian era, creating a most stunningly characterful yet contemporary home which extends to approximately 2,421 sq. ft. inclusive of detached double garage, affording both traditional living, with that of a rather more contemporary air, boasting 3/4 bedrooms: 1 being a suite, 2 bathrooms, and 3/4 reception rooms, encapsulating its stunning private gardens and grounds and delightful far-reaching views.

A simply wonderful opportunity and quite rare indeed to the open market, early viewing of Bluebell House is highly recommended.





## OUTSIDE

Situated on the elevated fringe of the village, overlooking woodland and rolling fields beyond, Bluebell House is approached through a private gated access over a gravel driveway which runs through to a larger circular courtyard style enclosure, with parking for a number of vehicles, as well as having a detached double garage off to one side.

The gardens wrap their way around the house, but mainly lie to the rear of the house and are mainly laid to lawn, with mature trees and hedging providing an excellent degree of privacy and seclusion within the grounds. Herbaceous borders and shrubbery provide colour and variety throughout, with a private vegetable garden tucked away off to one side, sat behind tall clipped yew hedging.

There is a paved stone laid terrace off the back of the house, accessible from the family room via wide bi-fold doors, with an opening through the kitchen / breakfast room also, providing an ideal dining or entertaining space. A further shaped stone laid terrace faces back towards the house and a trampoline is inset within a further terrace, which forms a most interesting and fun element, looking over the garden, with wonderful views. There is also a bespoke treehouse accessed by its own steps and bridge.

Delightfully mature and private, with simply wonderful far-reaching views afforded. The gardens and grounds extend to approximately 0.35 of an acre.





# Bluebell House, Elevendon Road, Goring on Thames, RG8 0DR

Approximate IPMS2 Floor Floor Area = 193 sq m / 2077 sq ft

Garage = 32 sq m / 344 sq ft

Total = 225 sq m / 2421 sq ft



Feet  
0 5 10  
Metres  
0 1 2 3



CREATESPACE DESIGN ref 180  
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/64  
**Postcode:** RG8 0DR  
**Local Authority:** South Oxfordshire District Council  
**Telephone:** 01325 422422

**VIEWING**  
Strictly by appointment through Warmingham & Co.

**DIRECTIONS**  
From our office in the centre of Goring turn right and proceed up to the top of the High Street where at the railway bridge junction turn left onto the Wallingford Road. Continue along for a further 500 metres or so, turning right into Elevendon Road. Bluebell House is the very last house on the right hand side as you leave the village.

**DISCLAIMER**  
The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are 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 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 buyers must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

**Warmingham**

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