



8 KINGS MEWS

GORING ON THAMES ♦ OXFORDSHIRE

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Mainline Station - 2 mins walk ♦ Goring Centre and River - ¼ mile

♦ Reading - 10 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles

♦ M4 at Theale (J12) - 9.5 miles ♦ Henley on Thames - 12 miles

(Distances and times approximate)

Within a recently built development and one of only 9 properties, this 2 bedroom, 2 bathroom mews style semi detached house is situated within a short walking distance of the High Street shops and amenities, scenic riverside walks and for the mainline railway station providing access to London Paddington in under the hour.

♦ Front Garden

♦ Spacious Hallway

♦ Cloakroom

♦ Sitting Room

♦ Kitchen/Dining Room with doors to the Garden

♦ Main Bedroom with double built-in wardrobes and ensuite Shower Room

♦ Second Double Bedroom with built-in wardrobes

♦ Family Bathroom

♦ Private Garden

♦ Prestigious Gated Parking Residence for 2 Cars



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 Sreatley 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.

N.B. Crossrail services from Reading which together with the electrification of the line significantly improve 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.

PROPERTY DESCRIPTION

Kings Mews is an exclusive development of only 9 properties. The property is high specification throughout, including oak flooring, Porcelanosa tiles, KCA kitchen with silestone quartz worktops and Villeroy & Boch sanitary ware. Access is through a little gate at the front of the property which takes you into to the front garden and steps to the front door. The front door leads into the spacious hallway with a cloakroom to the right, plus useful coats cupboard. The sitting room is carpeted and has front aspect. The kitchen/dining room is a lovely space with doors leading on to the patio and garden, perfect for "al-fresco" dining.

Upstairs the main bedroom overlooks the rear garden and has a double fitted wardrobes and an en-suite shower room. The second double bedroom overlooks the front and has a fitted wardrobe. The family bathroom is next door.

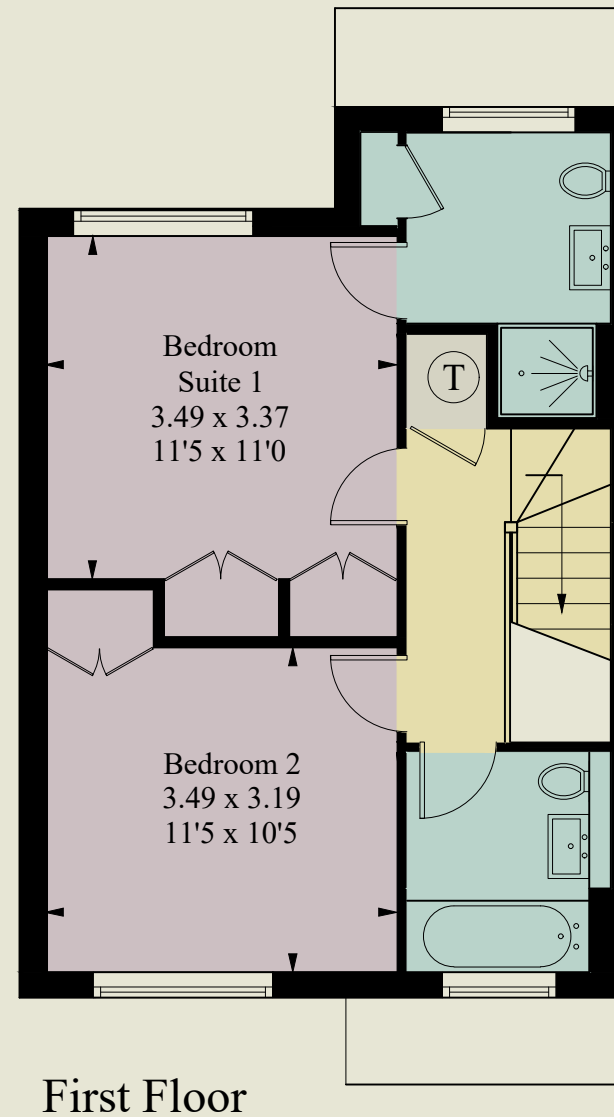
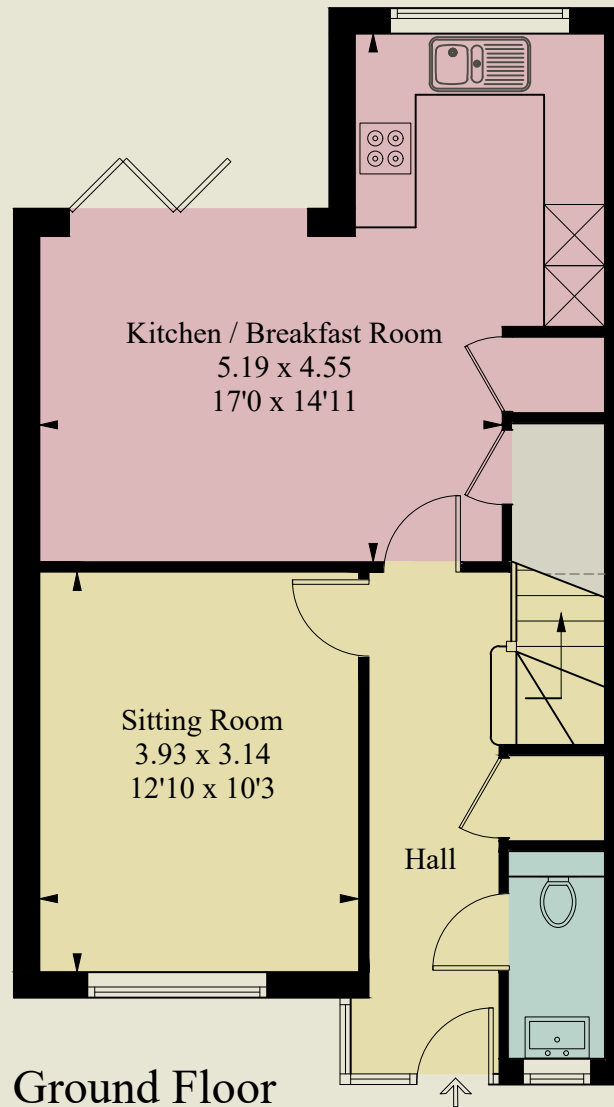
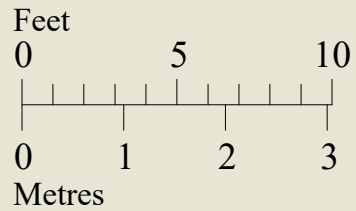
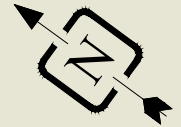
OUTSIDE

The front garden has thick hedging, offering privacy. There is some lovely planting and a patio area which is south facing. The rear garden also has a patio plus grassed garden with borders and there is a shed for storage. There is access to the gated parking and the property has 2 allocated parking spaces.



8 Kings Mews, Gatehampton Road, Goring-on-Thames, Oxfordshire, RG8 0BS

Approximate Gross Internal Area = 90 sq m / 968 sq ft



CREATESPACE DESIGN ref 307

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. Gas fired central heating and hot water with underfloor heating to the ground floor.

Energy Performance Rating: B

Postcode: RG8

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in Goring High Street, turn right and proceed up to the railway bridge junction where turn right. Continue straight on past the junction with Reading Road and after passing the Railway Station carry on up the hill and Kings Mews will be found a short distance along on your left hand side with 8 being found directly after the gates.

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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