



# LITTLE COURT

ICKNIELD ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE





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Goring & Streatley Station (London Paddington within the hour) - 15 Minute Walk  
♦ Reading (London, Paddington 27 minutes) - 11 Miles ♦ M4 (J12) - 11 Miles ♦  
M40 (J6) - 14 Miles ♦ Henley on Thames - 12 Miles  
♦ Oxford - 19 Miles ♦ Wallingford - 4.5 Miles  
(Distances and times approximate)

Ideally situated nestling on the quiet edge of this delightful picturesque Thames-side village easily accessible for the High Street shops and amenities, the scenic riverside, and mainline railway station providing access to London Paddington in under the hour.

A sympathetically restored Edwardian house, built in 1907 and having had only 2 previous owners. Show casing many of its original features, this beautiful family home has generously proportioned rooms of approximately 5,000 sq ft. Having been extended by the current owners to include a wonderful Kitchen/Breakfast room and Main Bedroom with Ensuite, it sits within 2 acres of fabulous grounds to adjoining fields and offering wonderful views. A truly stunning property of exceptional standards. An early viewing is recommended.

- ♦ Private Gated Access
- ♦ Spacious Driveway & Forecourt
- ♦ Open Porch
- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Family Room
- ♦ Sitting Room
- ♦ Dining Room
- ♦ Study
- ♦ Scullery
- ♦ Kitchen/Breakfast Room
- ♦ Boot Room
- ♦ Shower Room
- ♦ 1st Floor Galleried Landing
- ♦ Main Bedroom Suite With Dressing Room And Built-In Wardrobes
- ♦ Ensuite With Walk In Shower and Separate Bath
- ♦ 3 Bedrooms all with Built In Wardrobes
- ♦ Family Bathroom with Bath and Separate Shower
- ♦ 2nd Floor
- ♦ 2 Further Double Bedrooms
- ♦ Bathroom
- ♦ In All Approximately 4,316 Sq Ft
- ♦ Private & Mature Gardens & Grounds Adjoining Open Countryside
- ♦ Detached Double Garage of 473 sq ft
- ♦ In All Approximately 2 acres
- ♦ Awe-Inspiring Views



**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.

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.





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.

Icknield Road lies on the elevated North Eastern fringe of the village eventually climbing up onto the surrounding Chilterns countryside.

#### PROPERTY DESCRIPTION

Little Court is a sympathetically restored family home, built in 1907 and indicative of the grand Edwardian style with superb architectural features of the period. Individually designed, the substantial proportions and generous accommodation extends over 3 floors and in recent years the property has benefited from extensive refurbishment throughout including a wonderful extension at the rear incorporating a high specification kitchen/breakfast room and main bedroom with ensuite. All rooms have been renovated to an exacting standard encompassing a modern and contemporary flare and embracing both its past and the future. The entrance takes you into a large hallway which extends through the house, displaying impressive carved architraves and skirtings, deep ceiling cornicing, feature arched spans and high ceilings, which run through the property. Large reception rooms overlook the gardens, with the family room and

dining room both having outdoor access. The sitting room displays a large bay window and, like the family room, has a wood burner. The study can be accessed from either the dining room or the scullery. There are stairs down to the wine cellar.

Low steps lead down into the kitchen breakfast room with beautiful large curved bay windows capturing the most stunning views across the Elvendon Valley and Wroxhill Woods. The kitchen is of hand-made design by Thomas & Thomas and features a large central island. Doors then lead onto a south facing terrace providing a wonderful area for "al fresco" entertaining and dining. There is a separate boot room with side door access which benefits from having a cloakroom with shower. An impressive balustraded staircase leads up to the first and second floor with generous landing areas. The main bedroom suite incorporates a dressing room with built in wardrobes, which leads through into the main room with curved bay windows overlooking the garden and valley beyond, providing a wonderful back drop. The ensuite is a luxurious space with large walk in shower, double sink and bath. There are 3 further bedrooms to the first floor, all with built in wardrobes and a family bathroom has a bath and separate shower. On the second floor are 2 bedrooms, both with generous eaves storage and another bathroom. A wonderful family home in pristine condition. An early viewing is recommended.





## OUTSIDE

Initially approached through timber gates, the entrance drive leads up to the property with a large forecourt area and a further driveway off to the detached double garage. The garage is timber framed and has an electric door to the front and side door for additional access. A covered entrance vestibule with columned piers flanking one side leads to the main front door of the property.

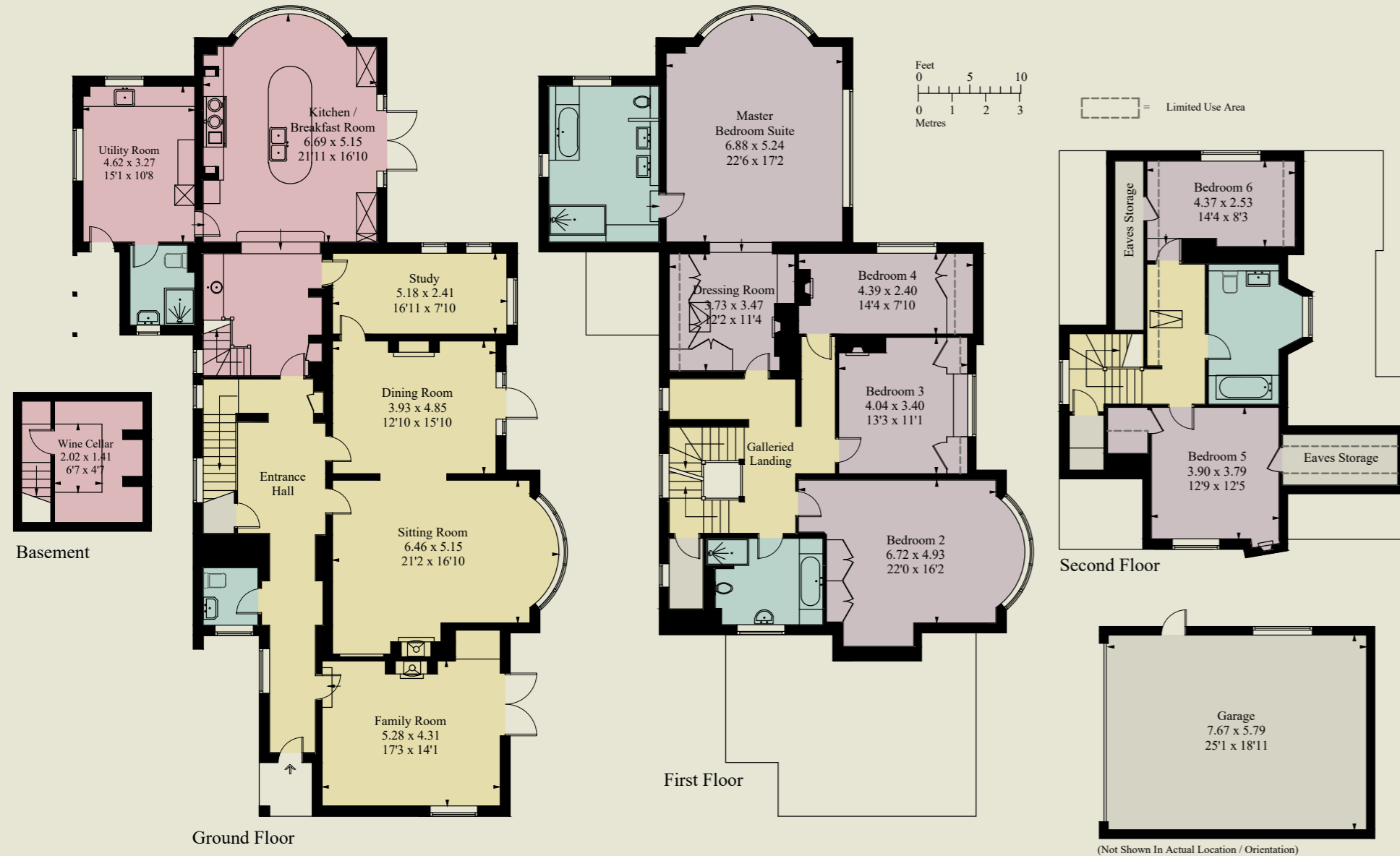
The mainly lawned gardens extend to the south and west with the house occupying an elevated position

enjoying sweeping views across to the surrounding hills and countryside of the Elvendon Valley from a terrace which wraps around the property. Extending to 2 acres, the gardens and grounds offer several opportunities for seating amongst a wide variety of trees including copper beech, Japanese maple, walnut, yew and ash. There is a separate "kitchen garden" area for home growing and a wild garden which adjoins the boundary. The property enjoys a "right of access" to the field behind. The gardens truly compliment this stunning property.



# Little Court, Icknield Road, Goring-on-Thames, Oxfordshire, RG8 0DG

Approximate Gross Internal Area = 401 sq m / 4316 sq ft  
 Limited Use Area = 21 sq m / 226 sq ft      Garage = 44 sq m / 473 sq ft  
 Total = 466 sq m / 5015 sq ft



CREATESPACE DESIGN ref 453

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



## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage are connected to the property. Central heating and hot water from mains gas fired boiler. The property has been re-wired.

**Council Tax:** H

**Energy Performance Rating:** C / 69

**Postcode:** RG8 0DG

**Local Authority:** South Oxfordshire District Council  
 Telephone: 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From the centre of Goring proceed up to the top of the High Street where at the Railway Bridge junction bear left onto the Wallingford Road. Just before leaving the village as the road begins to rise take the last turning right into Springhill Road. At the junction with Icknield Road bear left and continue up the hill where Little Court will then be found a further few hundred yards 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.



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