



RIDGEWAY HOUSE

2 LONG MEADOW ♦ 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 (J 12) - 10 miles ♦

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

(Distances and times approximate)

With panoramic views across to National Trust woodland overlooking Streatley-on-Thames, this newly refurbished and extended modern residence is finished to the very highest of standards, perfectly blending contemporary finishes and the latest technology to create a very special home. The setting is simply stunning, being idyllically located in a most desirable location within this quintessential English riverside village, privately situated in most attractive professionally landscaped gardens and grounds of approximately 0.48 of an acre, yet just a short walk to extensive amenities and schooling in the village, as well as for the mainline railway station, providing direct access to London Paddington within the hour.

Dramatically enlarged and extensively modernised and refurbished throughout, benefiting from exceptionally stylish and high-quality fixtures & fittings, with spacious and elegant accommodation extending to approximately 4,510 sq ft, inclusive of detached double garage & workshop / studio, yielding an inspired appointment with great light and space, affording 5 bedrooms, 4 being suites, 5 bathrooms, and 4/5 reception rooms, and a versatile arrangement with a 2nd kitchen to allow for the integration of an annexe if so desired.

Careful planning and attention has provided modern open plan living whilst preserving traditional living and ambience, embracing the delightful gardens and grounds with inside outside living, encapsulating an ‘Al Fresco’ lifestyle, culminating in an exquisite family home.

- ♦ An Inspired Modern & Contemporary Residence Of Striking Architectural Design With Far-Reaching Views To National Trust Land Extending To Approximately 4,510 Sq Ft Inclusive Of Detached Garage & Workshop / Studio, With Stunning Gardens & Grounds Of Approximately 0.48 Of An Acre
- ♦ Games Room & Study
- ♦ Sitting Room
- ♦ Cinema Room (Fully Fitted & Equipped)
- ♦ 2nd Kitchen
- ♦ Bedroom 4 Suite With En-Suite Shower Room
- ♦ Bedroom 5 Suite With En-Suite Shower Room

- ♦ 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
- ♦ Landing
- ♦ Airing / Linen Cupboard
- ♦ Master Bedroom Suite With En-Suite Shower Room
- ♦ Bedroom 2 Suite With En-Suite Bathroom
- ♦ Bedroom 3
- ♦ Family Bathroom

- ♦ Private Driveway
- ♦ Detached Double Garage With Electric Door & Attached / Integral Workshop
- ♦ Grand Part-Glazed Reception Hall
- ♦ Cloakroom
- ♦ Coat Cupboard
- ♦ Extending Internally To Approximately 3,918 Sq Ft

- ♦ Kitchen / Dining Room & Family Room With Fitted ‘Schmidt’ Kitchen & Dual Sliding Doors To Gardens With Lantern Light Over
- ♦ Utility Room
- ♦ Detached Double Garage With Integral Workshop / Studio Extending To Approximately 592 Sq Ft

- ♦ Professionally Landscaped Gardens & Grounds Of Approximately 0.48 Of An Acre





PROPERTY DESCRIPTION

Conveniently located close to the heart of this quintessential English riverside village and just a few minutes' walk to the river Thames, shops, restaurants and mainline railway station, this stunning property with its contemporary finishes enjoys a quiet, private setting in attractive landscaped gardens which extend to approximately 0.48 of an acre. Originally built in 1970, Ridgeway House was thoroughly renovated and creatively extended in 2018 to create a home whose design is very light, airy and open plan and whose rooms are all generously proportioned. Great thought has been given to the layout of the property to maximise flexibility in terms of how the accommodation is used, including the option for a self-contained annex if desired. The accommodation comprises:

- Four reception rooms - a kitchen dining and family room, a games room / study, a sitting room and a cinema room (plus the option for a fifth ground floor reception room if only four bedrooms are required)
- Three large first floor bedrooms, two en-suite bathrooms and one family bathroom, all bedrooms with integrated sliding-door wardrobes
- Two large downstairs bedrooms, each with en-suite bathroom and with French doors opening onto a paved terrace and the landscaped garden

- Entrance hall, cloakroom, utility room and second fully equipped kitchen (in case part of the accommodation is to be used as a self-contained annex)

Fittings and finishes are of a very high standard and include Scandinavian double glazed windows and exterior doors, Collingwood recess LED lighting, plantation shutters to all windows and Simplisafe alarm system.

The kitchen is contemporary in design and incorporates furniture from Schmidt including a large island unit with breakfast bar offering seating for four, quartz work surfaces and integrated appliances from Neff and Bosch including induction hob and downdraught extractor fan on the island, two ovens, warming drawer and full height fridge and freezer.

Ridgeway House also boasts a fully equipped cinema room with recessed wall-mounted 82" Samsung Ultra HD Smart WiFi TV, Sonos surround sound system and luxurious leather curved home cinema seating comprising four electric reclining chairs.

In all the property extends to approximately 3,918 sq ft internally, affording a simply wonderful opportunity to acquire such a unique and delightful contemporary home in a most delightful location.





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.

Long Meadow is an exclusive residential location approached over a private lane off Manor Road. Originally the lane led only to Long Meadow, a substantial village house set in acreage dating back to the early part of the 19th Century. In the early 1970's an exclusive small development of 4 detached properties was built attractively sited around a circular central green with each house standing in sizeable garden plots protected on the other side of the lane by meadow land which eventually leads down to the river.







OUTSIDE

Ridgeway House sits privately nestled away within the village, affording stunning far reaching views of the wooded hilltop above Streatley-on-Thames. Proudly set in professionally landscaped gardens and grounds of approximately 0.48 of an acre, which yield their own architectural merit with interesting design and attractive planting, most stunning and pleasing to view and relax within.

From Manor Road, a private lane, Long Meadow, runs off leading to just a small privately situated group of half a dozen or so houses only. From the central island, which benefits from several substantial trees and affords privacy for the four properties from each other, the spacious private driveway widens as it leads up to the detached garage and workshop, affording ample parking for numerous vehicles.

The accommodation connects beautifully with the landscaped gardens and the mature trees which surround most of it. An extensive outdoor dining and relaxation space has been created on a large wrap-around patio which is accessed through two pairs of wide sliding doors from the kitchen and dining area, capturing the sun for most of the day.

The garage is a large double and has a workshop at the rear of it which has the potential to be converted to a garden studio/home office if required.

Simply stunning, beautifully planted and designed, the gardens themselves are only enhanced by the peaceful setting and awe-inspiring views, and in all, extend to approximately 0.48 of an acre.

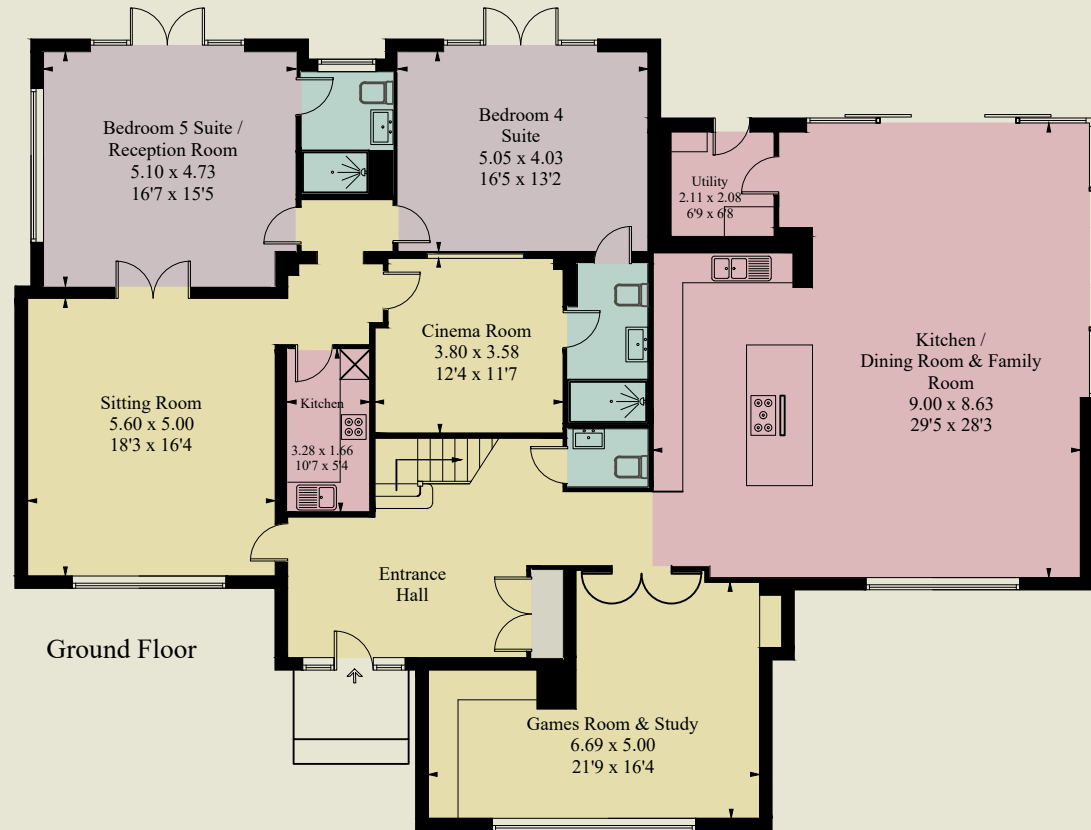


Ridgeway House, 2 Long Meadow, Goring-on-Thames, RG8 9EG

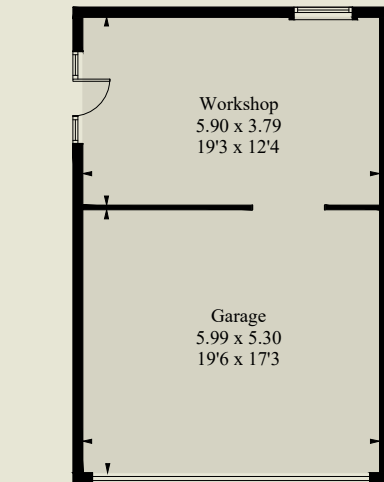
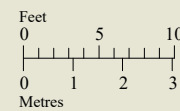
Approximate Gross Internal Area = 364 sq m / 3918 sq ft

Garage & Workshop = 55 sq m / 592 sq ft

Total = 419 sq m / 4510 sq ft



First Floor



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 196

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



GENERAL INFORMATION

Services: Mains water, electricity, drainage, and gas are connected. Gas fired part-underfloor central heating. Private alarm system. BT Fibre Broadband.

Energy Performance Rating: C / 77

Postcode: RG8 9EG

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 down the High Street and left again into Manor Road opposite the Miller of Mansfield. Follow the road round to left by the John Barleycorn and then continue immediately across into the continuation of Manor Road. Long Meadow, a private lane, will be found on the right hand side approximately three quarters of the way down Manor Road shortly before open countryside is reached and walks along the Thames. Once on Long Meadow turn right after approximately 100 yards into a small development of 4 prestigious, dissimilar properties situated around a circular lawned and tree-lined central island. Ridgeway House is on the further right side behind the central island.

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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