



8 PENNYPIECE

GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour) - 8 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)

Occupying an advantageous elevated position with tree fringed views towards the river in a popular close, just a few minutes' walk to the River Thames, shops, school, restaurants, and mainline railway, the property enjoys a most relaxing ambience and outlook, occupying a delightful setting, in mature gardens and grounds to the front and rear

A detached house of generous proportions built in a "cottage style" with spacious and well appointed accommodation yielding great light with large picture windows throughout. Comprising of 4 reception rooms, 4 bedrooms and 2 bathrooms extending to almost 2,000 sq ft of accommodation, plus an attached double garage.

- ♦ A Contemporary Family Residence In Much Sought After Quiet Village Location
- ♦ Unique, beautiful and remarkable 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 Driveway With Front Gardens
- ♦ Enclosed Hall
- ♦ Sitting Room with Dual Aspect
- ♦ Dining Room
- ♦ Kitchen
- ♦ Rear Hallway with Integral Garage Access
- ♦ Cloakroom
- ♦ Utility Room
- ♦ Family Room
- ♦ Conservatory
- ♦ 4 Bedrooms
- ♦ Family Shower Room
- ♦ Family Bathroom
- ♦ Integral Double Garage
- ♦ In All Extending To Approximately 2,174 sq ft
- ♦ South Facing Mature Landscaped Gardens



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands 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 which includes not only the well revered Goring-on-Thames Primary School, but also 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.

The village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Briton"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs.) and football, cricket & tennis all with popular and long established clubs.

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.

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 2022, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Built in 1968 and located in a quiet cul-de-sac at the further end of Cleeve Road, 8 Pennypiece lies well back in an elevated position and in mature neatly lawned garden, enjoying a high degree of privacy.

Improved and extended over the years, the property continues to offer scope for further enhancement. Opening through into the entrance hall, all principal reception rooms lead off, including a large sitting room with dual aspect, dining room, family room with direct access into the conservatory. The kitchen and cloakroom are at the further end of the hall which also takes you through to the utility room and door to the integral garage.

Upstairs there are 4 bedrooms and 2 bathrooms along with eaves cupboards. The loft access is on the landing and it is boarded for storage.

A most interesting impressive architectural design externally and internally with a contemporary air, providing great light and space throughout, and particularly generous accommodation of approximately 2,174 sq ft, including the attached double garage.

OUTSIDE

A long entrance drive leads up to the property onto the forecourt providing ample turning and parking space for several cars and also with direct access into the double garage which has an electric door.

The front garden is elevated and mainly lawn with some shrubs and trees.

There is access on both sides of the property leading to the rear garden which is south facing. The flagged terrace runs the length of the property and there are steps up to the main garden with pretty planted borders which are well defined with various bulbs and offering a private peaceful place.

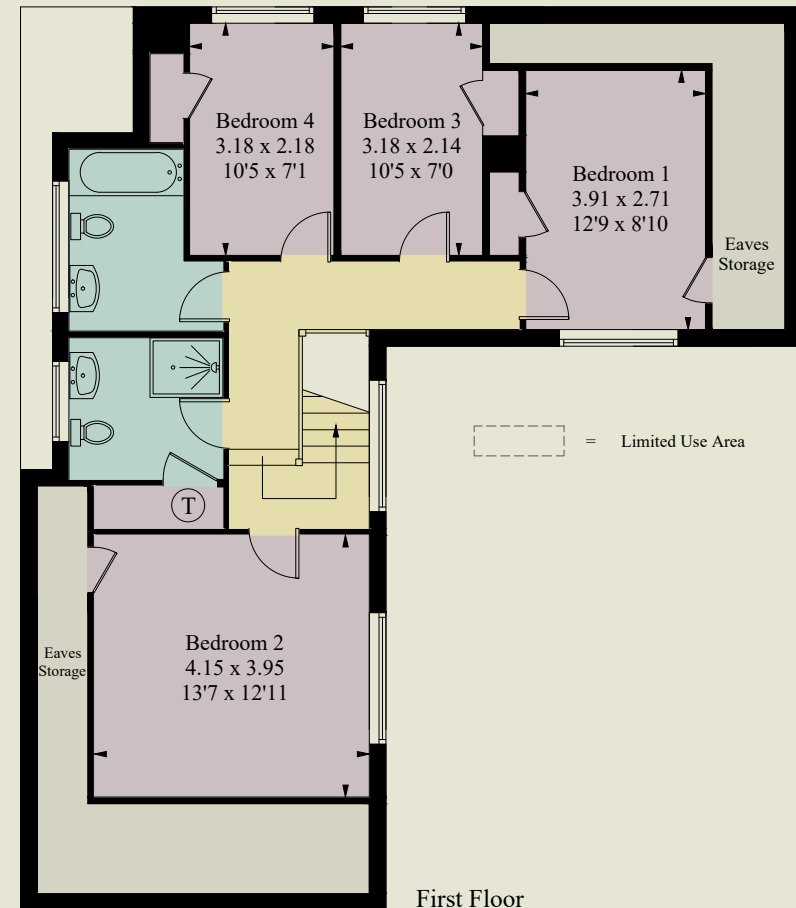
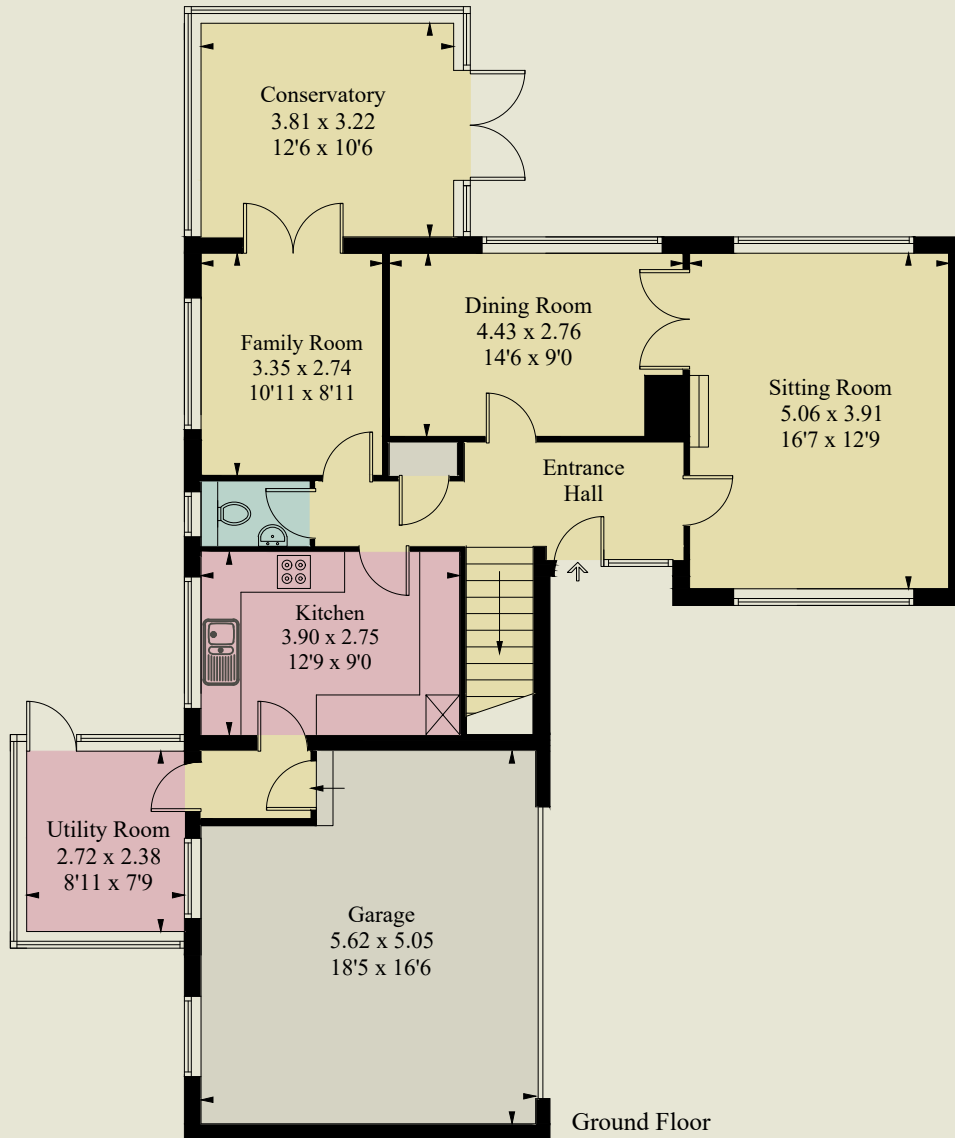
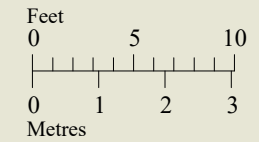


8 Pennypiece, Goring-on-Thames, Oxfordshire, RG8 9BY

Approximate Gross Internal Area (including Garage) = 185 sq m / 1991 sq ft

Limited Use Area = 17 sq m / 182 sq ft

Total = 202 sq m / 2174 sq ft



CREATESPACE DESIGN ref 331

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. Boiler replaced in 2015.

Energy Performance Rating: 62 / D

Postcode: RG8 9BY

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, proceed up the High Street, turning left onto Cleeve Road. Carry on straight ahead for about 300 metres and Pennypiece will be found on your right hand side as the road drops down. 8 Pennypiece will be found up on the right hand side 4th house in.

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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