



## 9 BELLEME MEWS

GORING ON THAMES ♦ OXFORDSHIRE

**Warmingham**  
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Goring Railway Station (London Paddington within the hour)

♦ Streatley High Street / River 0.25 miles ♦ Reading 10 miles

(London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦

Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles

(Distances and times approximate)

Well-presented spacious 3-bedroom first floor apartment in the central part of this sought after village.

- ♦ Sitting Room with feature fireplace
- ♦ Fully fitted Kitchen
- ♦ 2 Double Bedrooms
- ♦ Bathroom with Bath and overhead Shower
- ♦ Ensuite shower room
- ♦ 3rd Bedroom/Study

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♦ Lobby with stairs leading to first floor

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♦ Allocated parking

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♦ Communal outdoor space



## 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. Crossrail services have commenced from Reading, which together with the electrifying of the line significantly improves travelling times to 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 Swan hotel, renowned for its fine cuisine and leisure and fitness facilities and the Coppa Club restaurant.

Belleme Mews is ideally located in the heart of the village and comprises a superior Architect designed development of 9 only Apartments of differing size and arrangement in a staggered terrace with period style elevations reflective of the local vernacular heritage. The buildings have whitened rendering with exposed timbers, all under a gabled clay tile roof with tiled dormer windows to first floor.

Across the frontage is a brick and flint boundary wall with a central private driveway through an arched opening being another feature of the design to the designated parking at the rear, and the communal outside walled terraces.

Built in 2007 the Apartments have a distinctive character appearance blending in with the architectural theme in this part of the village.

The apartment is approached from the communal private courtyard. The front door opens into a small hallway with stairs to the first floor. The landing area is lovely and light with a feature skylight. The sitting room is well presented with a large window overlooking the front of the property. The Kitchen is fully fitted with integrated appliances and has space for a dining table also. The master bedroom is of a very good size with good storage space. The ensuite shower room is well presented. The 2nd double bedroom also has a fitted wardrobe and offers good space. The 3rd bedroom is a single room/study. The family bathroom has a bath with an overhead shower.

## TENURE

Each Apartment has the benefit of a 125 year lease originating in 2006, and in addition has a 1/9th share in the Freehold ownership.

All 9 residents have formed a Management Company to look after and be responsible for the upkeep and maintenance of the fabric of the building and communal parts.

Currently the annual maintenance charges are set at £962.24 paid half yearly on July 1st and January 1st.

These charges include the following;

- ◆ Buildings Insurance
- ◆ General Repairs
- ◆ Contribution to a Sinking Fund
- ◆ External lighting and maintenance of communal areas
- ◆ Window Cleaning
- ◆ Gardening
- ◆ Communal T.V. aerial



## OUTSIDE

Across the front of this exclusive development are attractive landscaped gardens with interesting planted borders and paved pathways set behind a brick and flint walled frontage.

A central splayed entrance leads through a wide archway to the designated parking area and communal patio terrace at the rear.

9 Belleme Mews has two parking spaces.

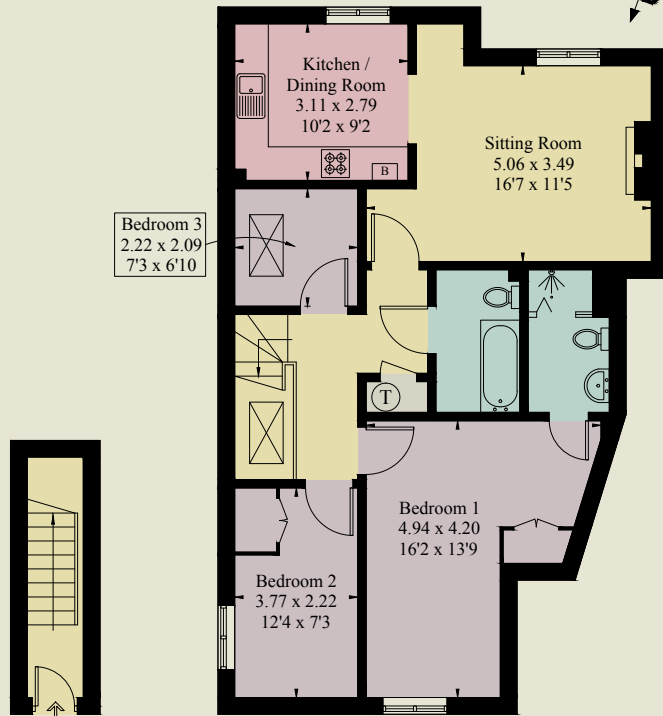
The area at the rear is surrounded by a brick wall for added privacy and on one side is a large raised paved terrace ideal for al-fresco dining and leisure use.

On the opposite side are situated small timber Store Sheds one for each Apartment.



9 Belleme Mews, Station Road, Goring On Thames, RG8 9HJ

Approximate Gross Internal Area = 80 sq m / 861 sq ft



Entrance Hall  
Ground Floor

First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 208068

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## GENERAL INFORMATION

**Services:** All main services are connected to the property. Gas central heating and hot water from Glow-worm gas wall boiler. Pressurised hot water system with immersion heater for secondary supply.

**Council Tax:** D

**Energy Performance Rating:** C

**Postcode:** RG8 9HJ

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

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices turn left and take the next left turning into Manor Road. Follow the road around past the John Barleycorn Public House. Belleme Mews is located on the left handside. Go under the properties into the communal parking area and number 9 is located to the far left.

## 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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