



1 KINGS MEWS

GATEHAMPTON ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE



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♦ OXFORDSHIRE

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 an exclusive gated development of just 9 properties built in 2019, this 3 bedroom 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.

♦ Prestigious Gated Residence

♦ Spacious Hallway

♦ Cloakroom

♦ Sitting Room with Woodburner

♦ Large Kitchen/Dining Room with bi-fold doors to the Garden

♦ Study

♦ Landing with Loft Access

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

♦ 2 Further Double Bedrooms

♦ Family Bathroom

♦ Accommodation of Approximately 1387 sq ft

♦ Private Wraparound Walled Garden

♦ Allocated Parking for 2 cars with electric charging point

♦ Shared Double Storage Shed Within Private Driveway



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.

PROPERTY DESCRIPTION

Kings Mews is an exclusive gated development of only 9 properties built by Bentier Homes in 2019. The property is high specification throughout, including oak flooring, Porcelanosa tiles, KCA kitchen with silestone quartz worktops and Quooker tap, Villeroy & Boch sanitary ware, oak doors and inset ceiling lights. The front door leads into a wide spacious hallway with a cloakroom to the right and allowing access to all reception rooms. The sitting room sits at the front of the house and has dual aspect with views of the garden and there is a wood burner. The kitchen is fully fitted with island separating the dining area. Bi-fold doors lead directly onto the terrace offering a wonderful opportunity for "al fresco" dining and entertaining. Also downstairs is a study. Upstairs is a spacious landing with loft access. The loft is boarded and has a drop down ladder. The main bedroom has wonderful light from full length french doors. It has 2 double built in wardrobes and ensuite with large walk-in shower. There are 2 further double bedrooms and family bathroom with bath and overhead shower. An immaculately presented property with spacious accommodation.

OUTSIDE

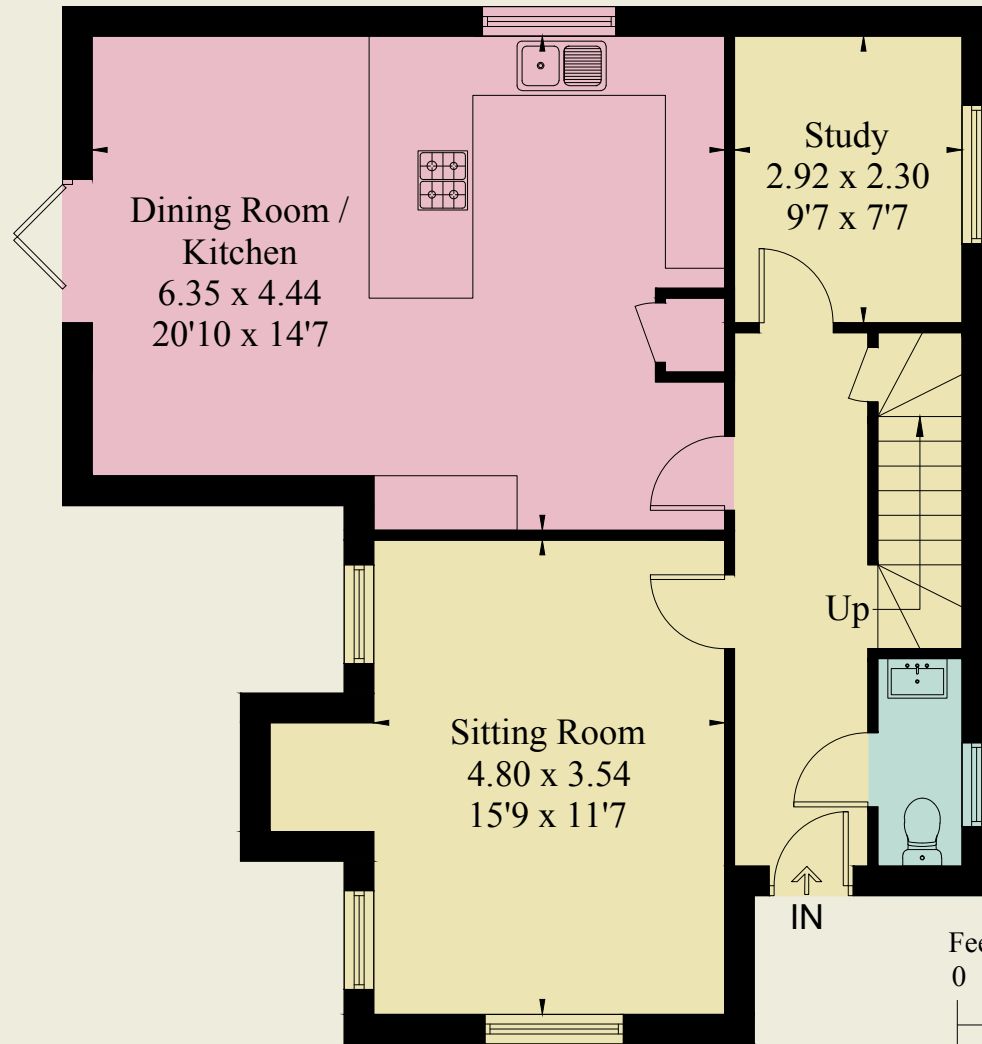
The property is accessed via a coded pedestrian gate off Gatehampton Road. A path leads up to the front door and continues round to the main garden with pretty lavender borders. The garden is mostly walled with secondary planted walled borders. Mainly laid to lawn, the garden has a north westerly aspect and a terrace to the far end coming off the kitchen dining room. A fence with gate leads to the parking area and the property has 2 allocated parking spaces and an electric charging point. To the far end of the private parking are double storage units and 1 Kings Mews has shared access to one. The parking area is fully secure within a gated entrance and there is landscaping with flowers, plants and trees.



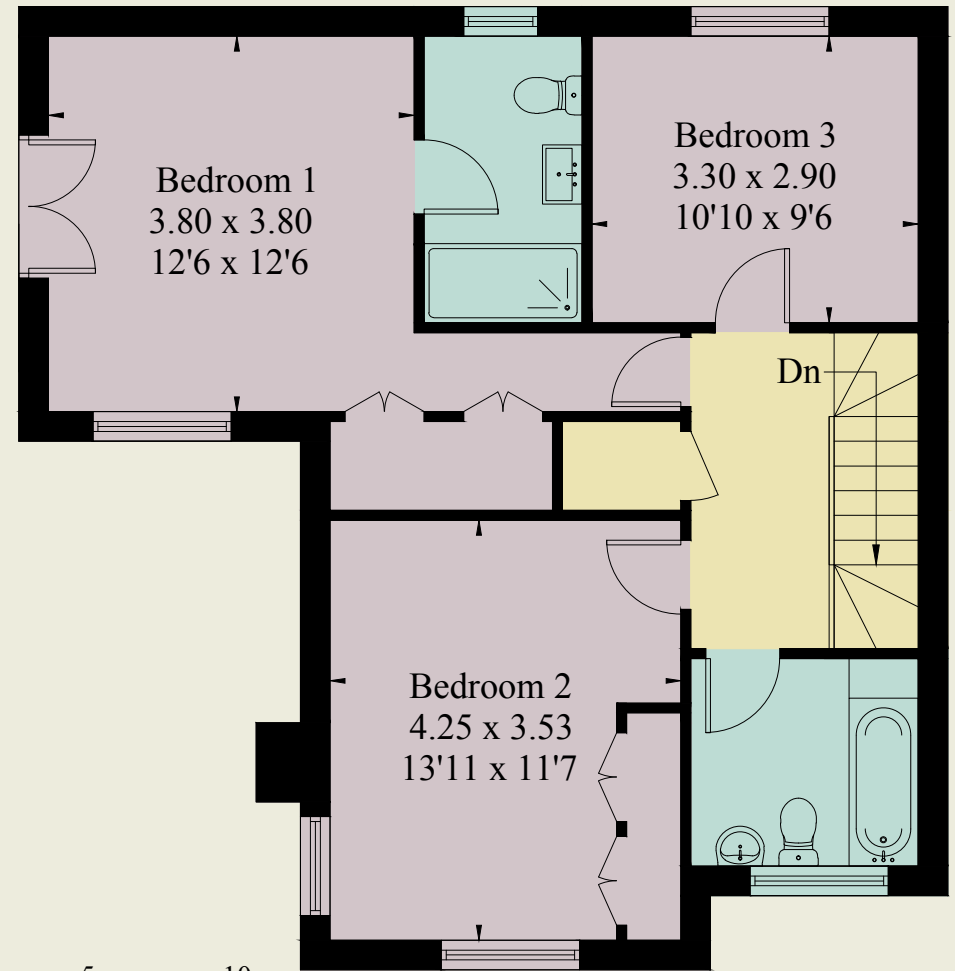


1 KINGS MEWS, GORING ON THAMES, OXFORDSHIRE, RG8 0BS

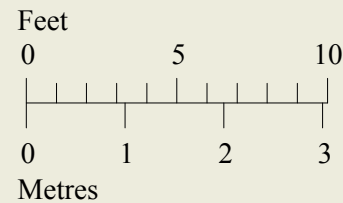
Approximate Floor Area = 128.8 sq m / 1387 sq ft



Ground Floor



First Floor





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.

There is a resident's association, run by residents. Current annual charge £700 and this includes all the maintenance to the communal areas and a sinking fund.

Energy Performance Rating: B

Postcode: RG8 0BS

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 1 Kings Mews will be found a short distance along on your left 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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