



# 7 HERON SHAW

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)

Enjoying a relaxing ambience in this tree-lined cul de sac, the setting is delightful, being idyllically located in a most desirable location within this quintessential English Riverside village, just a short walk to extensive village amenities, shops, restaurants and river and mainline railway station affording direct access to London in under the hour.

A well presented detached bungalow in a peaceful setting, embracing the delightful gardens and grounds which wrap around it. With 3 bedroom accommodation, the property offers further scope for development, subject to planning permission.

♦ Quintessential English Riverside Village Within Close Walking Distance to The River Thames, Extensive Amenities and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Attractive Front Garden and Driveway

♦ Porch

♦ Entrance Hall

♦ Cloakroom

♦ Kitchen with integral door to garage

♦ Sitting/Dining Room

♦ 3 Bedrooms (all with build-in wardrobes) - main bedroom with ensuite wet room

♦ Family Bathroom

♦ In All Extending To Approximately 1,194 Sq Ft

♦ Mature and secluded Garden with patio terrace



## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands 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 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.

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 and Langtree Secondary School in Woodcote, 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.

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

### PROPERTY DESCRIPTION

Within a quiet cul de sac close to all the village amenities, 7 Heron Shaw is a well presented bungalow built in the 1960's offering well proportioned accommodation. Entrance is into the hall which extends round the property, giving access to all rooms. The kitchen is fitted with space for dishwasher and washing machine and offers views to the front, as well as an integral door to the garage. The sitting dining room is a generous room and the large windows capture the mature gardens as well as a door which gives direct access. There are 3 bedrooms, the main bedroom has a large wardrobes and an ensuite wet room and the other 2 rooms are both doubles. The family bathroom has a bath with overhead shower and there is a separate toilet. The property offers further scope for development subject to planning permission.

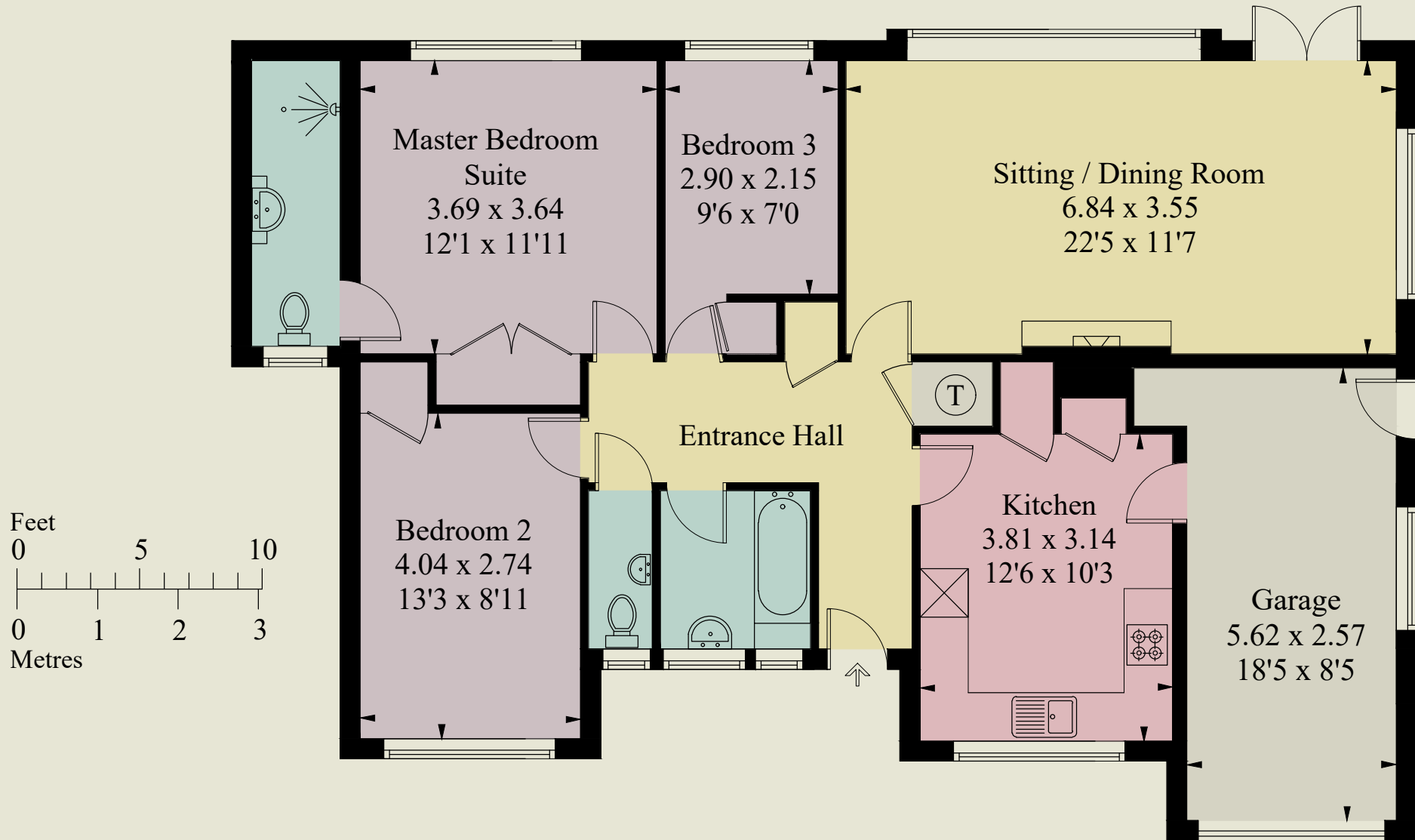
### OUTSIDE

Quietly situated, the bungalow sits well set back, enjoying an attractive outlook with a wide and deep lawned frontage and driveway leading up to the house itself and gated pathway leads to the main rear gardens. The garden is very private and has mature shrubs and trees as well as a terrace to the side offering a perfect area for "al-fresco" dining. With a useful covering for bins, the garden is full fenced and provides a secluded sanctuary.



# 7 Heron Shaw, Goring on Thames, Oxfordshire, RG8 0AU

Approximate Internal Gross Area (including Garage) = 111 sq m / 1194 sq ft



CREATESPACE DESIGN ref 376

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



## GENERAL INFORMATION

**Services:** Mains gas, water, electricity and drainage are connected. Central heating and hot water from gas fired boiler.

**Energy Performance Rating:** D / 58

**Postcode:** RG8 0AU

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

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up to the top of the High Street. At the railway bridge junction turn left on to Wallingford Road. In a further couple of hundred metres, turn right in to Milldown Avenue, then immediately left into Heron Shaw. 7 will be found at the end of Heron Shaw itself., the last bungalow on the left and 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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