



# GATEHAMPTON MANOR ANNEXE

GORING ON THAMES ♦ OXFORDSHIRE

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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 mile

On the outskirts of this popular village, a lovely 1 bedroom annexe which is part of a character property. Within easy reach of mainline rail station.

- ♦ Entrance Hall
- ♦ Large Kitchen/Dining Room
- ♦ Utility Room
- ♦ Sitting Room with log burner
- ♦ Double Bedroom
- ♦ Bathroom with Bath and over bath shower
- ♦ Spacious storage attic
- ♦ Car port plus shed
- ♦ Separate Lawned Gardens
- ♦ Available now unfurnished



## LOCATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downslands 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, Post Office, 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.

N.B. Crossrail services are scheduled to be commencing from Reading in 2019 which together with the electrification of the line will significantly improve travelling times to Paddington and 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.

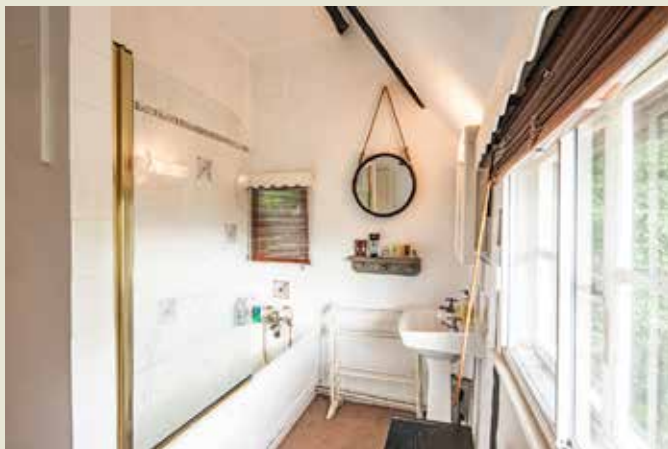
Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities.

### PROPERTY DESCRIPTION

Spacious one bedroom character annexe. The front door opens into the entrance hall and gives access to all principle reception rooms and the stairs to the first floor. The generous kitchen/dining room is a feature of the property benefitting from a large AGA and high ceilings. The sitting room has many character features and a log burning stove. There is a large storage cupboard giving valuable additional space. The utility room is a good size with further helpful storage. Upstairs the main bedroom is a substantial double with dual aspect and character features. There is a boarded loft room offering considerable space and storage. The bathroom is at the further end of the landing area and there is a separate toilet also.

### OUTSIDE


There is driveway with ample parking and a garden of a very good size separately approached close to the river.

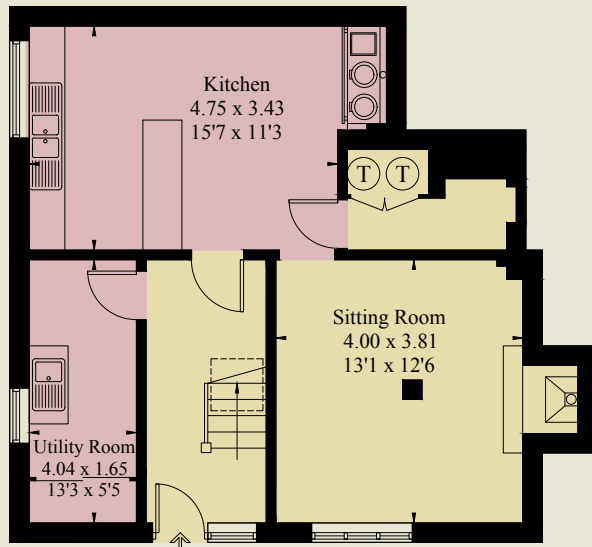


# Gatehampton Manor Annexe, Gatehampton Road, Goring, Goring on Thames, RG8 9LU

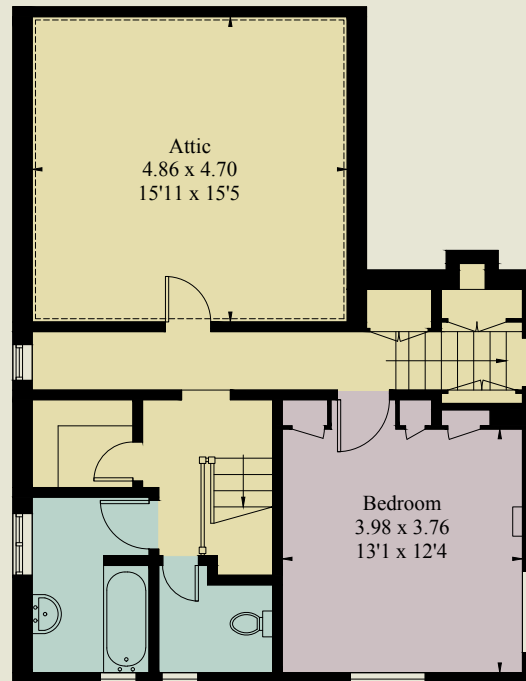
Approximate Gross Internal Area = 119.8 sq m / 1289 sq ft  
(Including Attic)



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 202916

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:** Oil central heating.

**Council Tax:** Band A

**Postcode:** RG8 9LU

**Energy Efficiency Rating:** D

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

## DIRECTIONS

From our offices turn right and continue up to the railway bridge. Turn right and continue past the train station into Gatehampton Road. The property is found at the farthest end on the right hand side. Carry on past the first driveway on your right and go behind Gatehampton Manor, taking the second driveway entrance on your right.

## VIEWING

Strictly by appointment through Warmingham & Co

## DISCLAIMER

N.B. 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.



**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com