



# 61 CLEEVE DOWN

GORING-ON-THAMES ♦ OXFORDSHIRE

**Warmingham**  
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# 61 CLEEVE DOWN

GORING-ON-THAMES ♦ OXFORDSHIRE

Central Goring Shops & Station - 0.6 miles ♦ Wallingford - 6 miles  
♦ Pangbourne - 6 miles ♦ Reading - 10 miles ♦ Oxford - 19 miles  
♦ Newbury - 14 miles ♦ Henley on Thames - 12 miles ♦  
M4 at Theale (J12) - 11 miles ♦ M40 at Lewknor (J6) - 14 miles  
(Distances approximate)

In a favoured village on the River Thames between Oxford and Reading with shops, school and mainline Station close by and easily accessible for M4.

A smartly presented bungalow set on a corner plot in a quiet residential position. Tastefully updated and benefiting from a self contained bedroom/annexe. Available with no onward chain accommodation includes: Entrance hall, kitchen/breakfast, conservatory, sitting room, two bedroom, bathroom, external guest bedroom with ensuite.

- ♦ Popular residential area at the foot of the scenic Elvendon Valley
- ♦ Excellent road and rail communications

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- ♦ Bungalow set on a corner plot
  - ♦ Tastefully presented throughout

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- ♦ Available with no onward chain

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- ♦ Flexible accommodation
  - ♦ Corner plot garden
  - ♦ Quiet position
  - ♦ Walking distance of Primary school
  - ♦ Well-proportioned accommodation

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- ♦ Mature Garden & Grounds

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- ♦ Detached Garage



## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands 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 old world 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

A smartly presented bungalow set on a corner plot in a quiet residential position. Tastefully updated and benefiting from a self contained bedroom/annexe. Available with no onward chain accommodation includes: Entrance hall, kitchen/breakfast, conservatory, sitting room, two bedroom, bathroom, external guest bedroom with ensuite.

UPVC front door leads into an entrance hall. The sitting room is front aspect a generous room with fireplace and door into a double aspect kitchen/breakfast. The kitchen is fully fitted with integrated appliances, side door to driveway and door leading to a conservatory. From the conservatory there is an external enclosed courtyard which in turn leads to a detached bedroom with ensuite. To complete the accommodation there are two double bedrooms and a family bathroom.

## OUTSIDE

Set on a corner plot, with driveway to the side providing off road parking. The front garden is fully enclosed by mixed hedging and laid mainly to lawn.



# 61 Cleeve Down, Goring on Thames, Oxfordshire, RG7 0HA

Approximate Gross Internal Area = 63 sq m / 678 sq ft  
Annexe = 15 sq m / 168 sq ft  
Total = 78 sq m / 847 sq ft



## GENERAL INFORMATION

**Services:** All mains services, gas fired central heating.

**Council Tax:** D

**Energy Performance Rating:** D / 61

**Postcode:** RG8 0HA

**Local Authority:** South Oxfordshire District Council

Telephone: 01235 422422

## VIEWING

Strictly by appointment through Warmingham & Co.

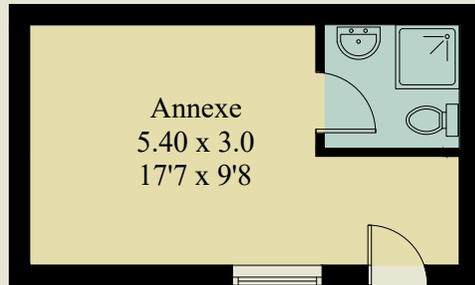
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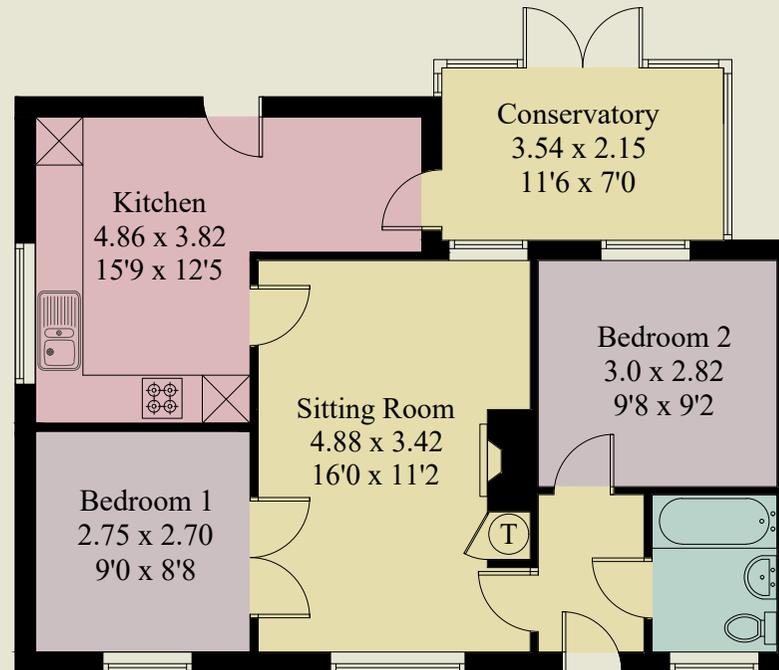
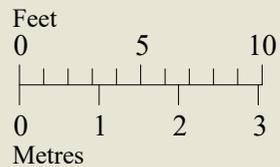
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## DISCLAIMER

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.



(Not Shown In Actual Location / Orientation)



Ground Floor

CREATESPACE DESIGN ref 673

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



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