



# TARA ♦ MIDDLE SPRINGS

GORING ON THAMES ♦ OXFORDSHIRE





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Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 20 miles

♦ Wallingford - 5 miles ♦ Henley on Thames - 13 miles ♦

M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 15 miles

(Distances approximate)

Goring on Thames is a favoured village on the river between Reading and Oxford with the M4 easily accessible, and well served by local shops and amenities as well as having a mainline station. Located fronting onto a quiet private road within easy reach of the village centre and station, a detached 3 bedroom bungalow of modern construction, in a good level garden plot, which would benefit from complete refurbishment.

♦ Popular residential area at the foot of the scenic Elvendon Valley

♦ Excellent road and rail communications

♦ Approximately 1119 sq ft

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♦ Entrance Hall

♦ Sitting /Dining Room

♦ Kitchen

♦ Family Room / Study

♦ 3 Bedrooms

♦ Bathroom

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♦ Attached Garage

♦ Driveway for parking



## 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, 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 from Reading which together with the electrification of the line 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 and Coppa Club restaurant.

### PROPERTY DESCRIPTION

The bungalow is advantageously located in a private secluded road off Elvendon Road forming part of a small collection of individual properties. The accommodation is light, airy and tastefully presented throughout. The front door opens into the central hallway giving access to all rooms. A sitting room with French doors to the garden.

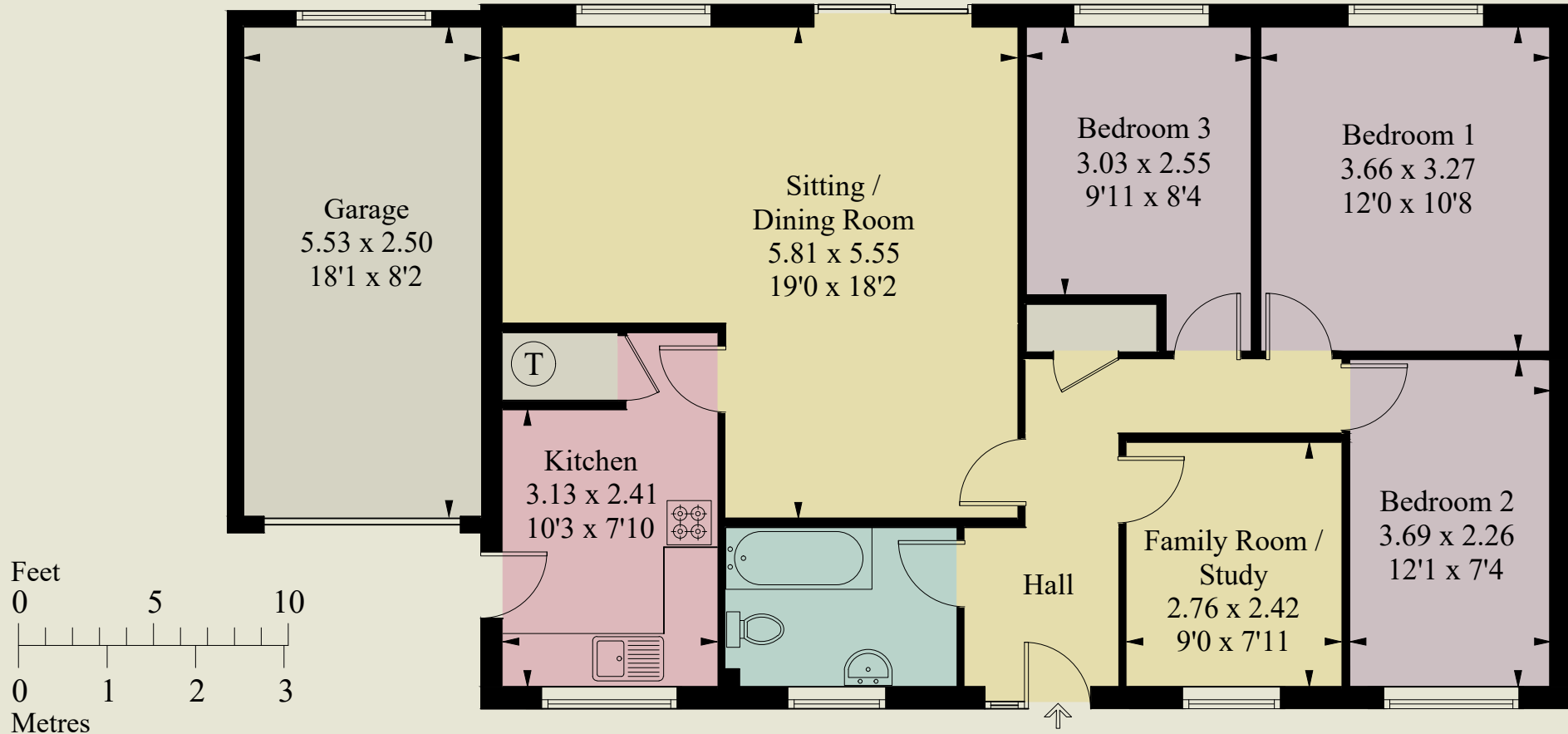
### OUTSIDE

The bungalow is set in a generous plot, accessed via a private gravelled driveway affording off road parking, flanked by a lawned front garden and having mature shrubs and hedged boundaries affording privacy. A side opening provides external access from front to rear. The garden leading off the living room is mainly laid to lawn with a seating area ideal for outside dining and entertaining.



# Tara, Middle Springs, Goring-on-Thames, Oxfordshire, RG8 0DX

Approximate Gross Internal Area (including Garage) = 104 sq m / 1119 sq ft



CREATESPACE DESIGN ref 290

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





## GENERAL INFORMATION

**Services:** Mains Water, electricity and gas connected to the property.

**Council Tax:** E

**Energy Performance Rating:** 69 | C

**Postcode:** RG8 0DX

**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 bear right and continue up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road (B4009) and in a further ¼ miles turn 4th right into Elvendon Road. Follow the road up and before the junction with Icknield Road. Middle Springs will be found on the left-hand side, Tara is on the right-hand side, with the private driveway being to the left side of the property.

## 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.

**Warmingham**  
www.warmingham.com

**01491 874144**

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

E: sales@warmingham.com

www.warmingham.com



