



20 HOLMLEA ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Goring Railway Station (London Paddington within the hour)

5 minute walk ♦ 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 miles

(Distances and times approximate)

Situated in the heart of the village in a highly favoured road, this detached 4/5 bedroom house offering versatile generous accommodation with 3 reception rooms, beautiful west facing garden and garage. Within easy reach of shops, schools, mainline station and scenic riverside walks.

♦ Prize winning village on the River Thames situated between Oxford and Reading in 'A.O.N.B.'

♦ First Class State and Private schools in local area

♦ Convenient location in popular tree fringed road within easy level walking distance of the central High Street and Station

♦ Front Porch

♦ Entrance Hall with Cloakroom

♦ Kitchen/Breakfast Room

♦ Utility Room

♦ Dining Room

♦ Study

♦ Main Bedroom with Dressing Room and Ensuite Shower Room

♦ 4 Further Bedroom, 2 Interconnecting

♦ Family Bathroom

♦ Garage and Driveway

♦ South West Facing Gardens



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.

Holmlea Road is situated in a highly regarded residential part of the village close to the central 'Conservation Area' within level walking distance of the High Street shops and amenities, mainline station and scenic riverside walks. The road is arranged in a crescent shape and comprises detached houses of differing architectural design and size many having been successfully extended and altered, and all complimented by their mature surroundings with established trees and hedged gardens and frontages.

PROPERTY DESCRIPTION

With whitened rendered elevations and hanging tiles under a pitched roof, 20 Holmlea Road dates back to 1962 but in recent years has been extended to offer generous accommodation of 4/5 bedrooms, 2 bathrooms and 3 reception rooms. Beautifully presented, there is a lovely kitchen/breakfast room overlooking the garden and from both the dining room and study you can access outside.

Upstairs, the main bedroom has a large dressing room and ensuite and there are 4 further bedrooms (2 interconnecting) and a family bathroom. A perfect family home in a centrally located village setting.

OUTSIDE

Low level fencing leads to the driveway and garage with front garden which has pretty borders and hedged boundaries to both sides.

At the rear of the property is a mature south west facing garden which provides a private sanctuary. The garden has many mature trees and flower borders, plus a terrace extending the rear of the house with pergola with vine covering, perfect for al-fresco dining and entertaining.






20 Holmlea Road, Goring on Thames, Berkshire, RG8 9EX

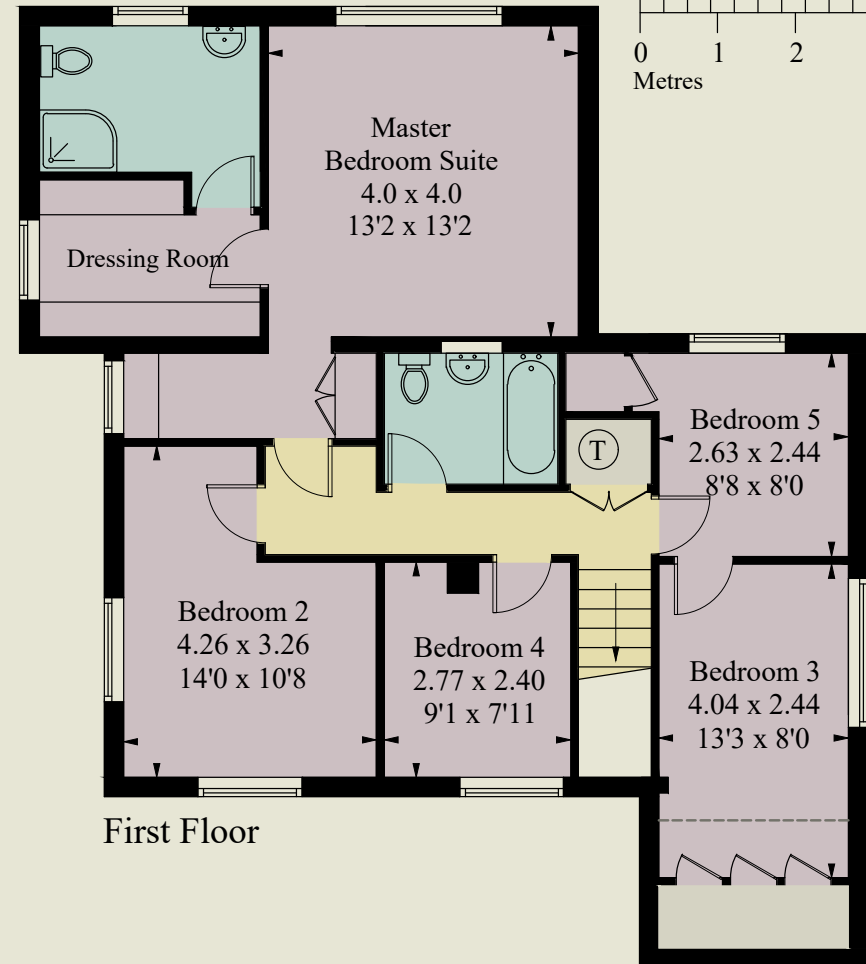
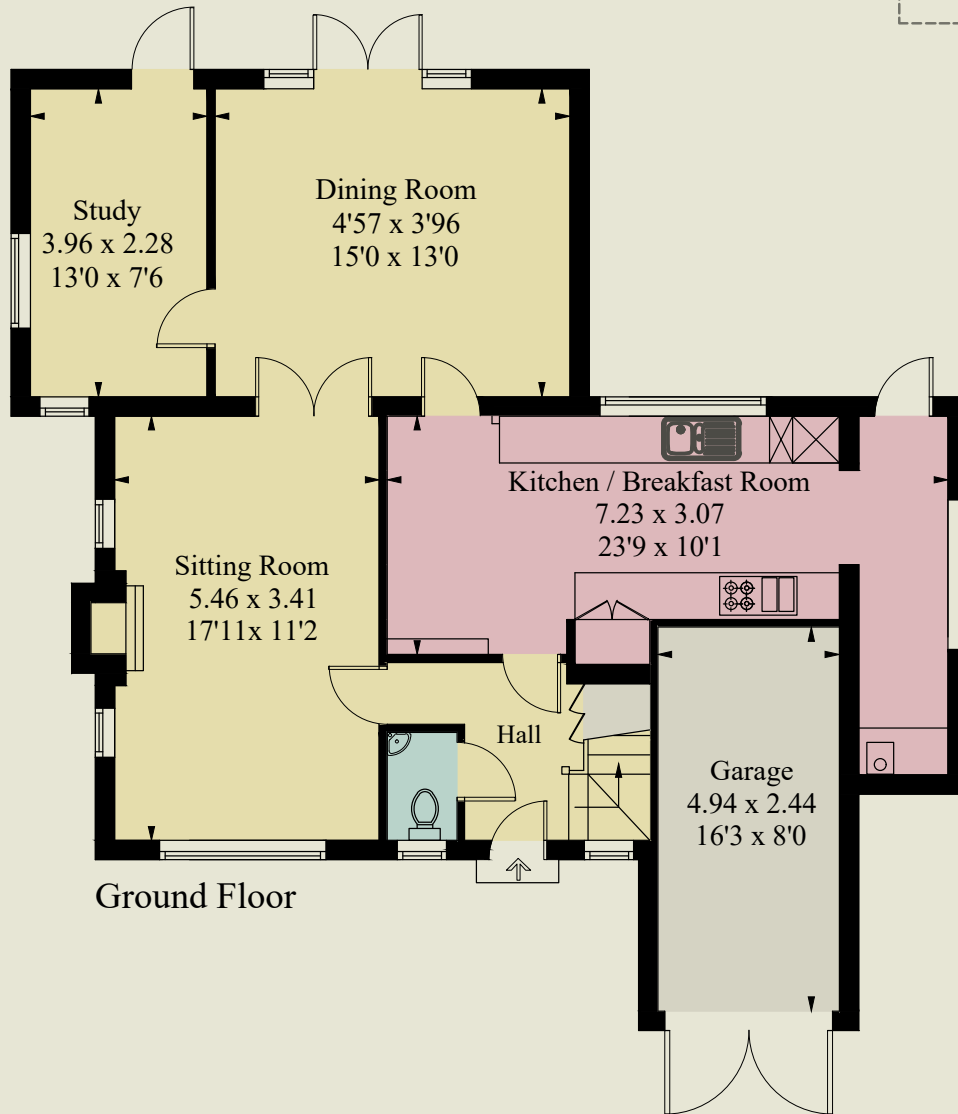
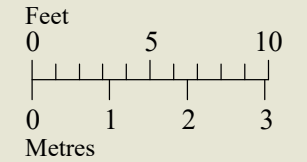
Approximate Gross Internal Area (including Garage) = 171 sq m / 1840 sq ft

Limited Use Area = 4 sq m / 43 sq ft

Total = 175 sq m / 1887 sq ft



 = Limited Use Area



CREATESPACE DESIGN ref 367

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



GENERAL INFORMATION

Services: All main services are connected. Gas central heating and hot water.

Council Tax: F

Energy Performance Rating: D / 68

Postcode: RG8 9EX

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 turn left and proceed down the High Street. Turn left again opposite the Miller of Mansfield into Manor Road. On reaching the corner by the John Barleycorn Public House continue round to the left into Station Road. After passing the Catherine Wheel Public House turn next right into Croft Road and in a further 150 yards left into Holmlea Road. Follow the road towards the first right hand bend and 20 will be found down the further end on the right 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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