



5 ELMCROFT

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Pangbourne - 5 miles ♦ Wallingford - 6 miles ♦ Henley on Thames - 13 miles ♦ Oxford - 18 miles ♦ Reading - 10 miles ♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 15 miles (Distances approximate)

In tree fringed cul-de-sac within the highly favoured central part of this picturesque Thameside Village, a detached 4 bedroom, 2 bathroom house with well appointed living space, standing in sizable mature gardens to front and rear with private driveway, garage and car port.

- ♦ Prime village location easily accessible for central shops and amenities, school, station and river
- ♦ Excellent road and rail communications
- ♦ First class range of private and state schools in local area

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- ♦ Covered Porch
 - ♦ Entrance Hall
 - ♦ Cloakroom

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- ♦ Sitting Room
 - ♦ Dining Room
 - ♦ Kitchen
 - ♦ Rear hallway with door to Integral Garage
 - ♦ 4th Bedroom with Ensuite Shower Room (downstairs)

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- ♦ Landing
 - ♦ 3 Bedrooms
 - ♦ Family Bathroom
 - ♦ Study

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- ♦ Mature Gardens & Grounds
 - ♦ Long Private Driveway
 - ♦ Garage
 - ♦ Car Port



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.

Crossrail services have commenced from Reading which together with the electrification of the line significantly improves 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.

Elmcroft is a pretty cul-de-sac located at the Southern end of Croft Road in the highly regarded central part of the village, comprising 3 and 4 bedroom houses of differing architectural design in an attractive tree-lined setting with all properties having extensive neatly lawned frontages.

PROPERTY DESCRIPTION

5 Elmcroft forms part of an exclusive development of detached houses which differ in architectural design and arrangement built in the 1960's and situated in a most attractive cul-de-sac location on the Southern edge of the village but within easy level walking distance of the central High Street shops, restaurants, station and river.

The house has brick elevations with tile hanging in the prominent front and rear gables, under a steeply pitched tile roof.

Entrance is via a covered porch, the front door opens into an entrance hall with cloakroom and leads on to the main sitting room with large window to the front garden. At the back of the house is the dining room with french doors and kitchen offering lovely garden views. There is a rear hallway with integral garage door and access to the downstairs bedroom with ensuite. Upstairs there are 3 further bedrooms and family bathroom plus useful study.

With potential to improve and extend, subject to relevant planning permission, 5 Elmcroft offers a wonderful opportunity and an early viewing is advised.

OUTSIDE

The property is set well back from the close with a large lawned front garden flanked by a long private driveway providing ample off road parking and leading up to the detached garage and car port. A low side gate gives access to the rear, where there is a large patio terrace overlooking the delightful main lawned garden, perfect for al fresco dining. The garden is mainly laid to lawn with pretty borders and mature trees.

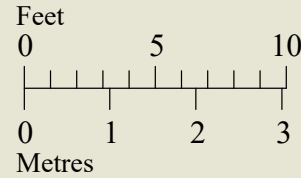
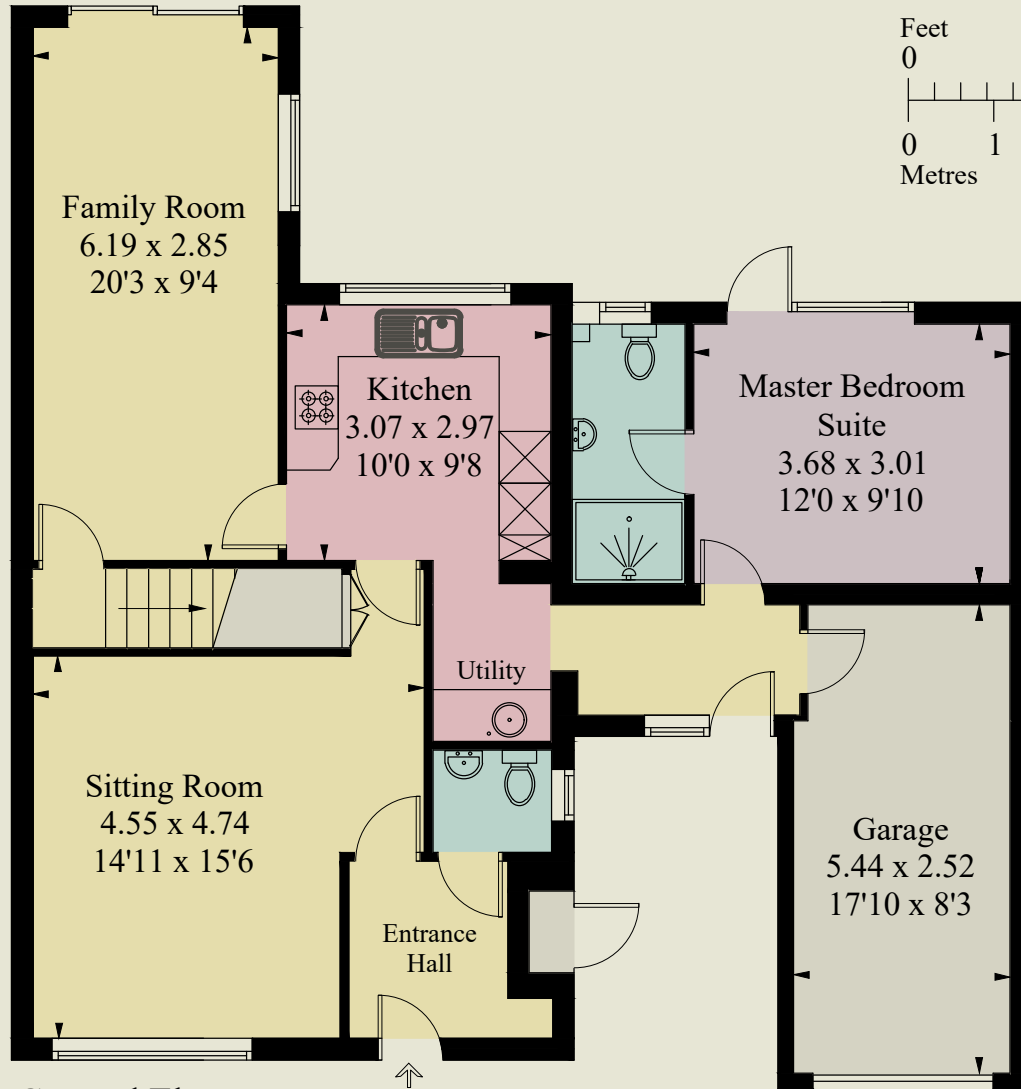



Squirrels, 5 Elmcoft, Goring-on-Thames, Oxfordshire, RG8 9EU

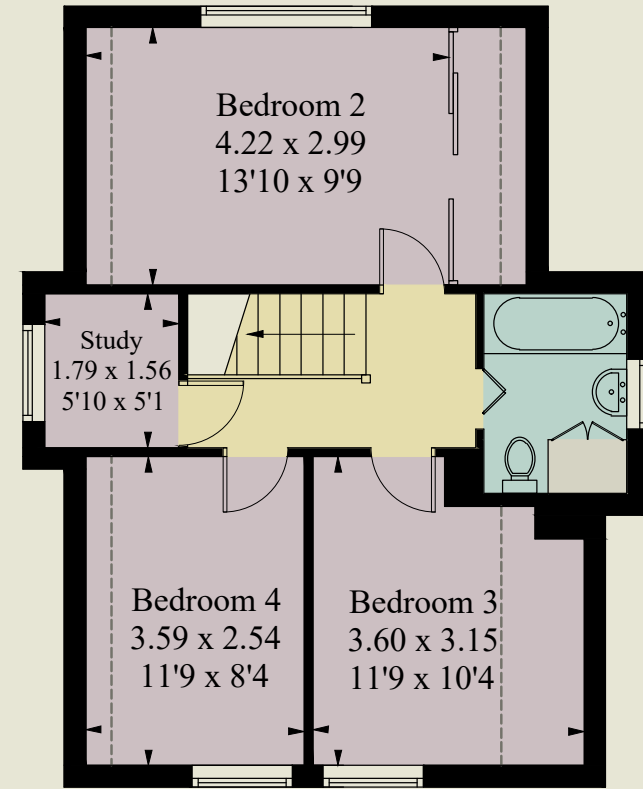
Approximate Gross Internal Area = 139 sq m / 1496 sq ft

Limited Use Area = 5 sq m / 53 sq ft

Total = 144 sq m / 1550 sq ft



 = Limited Use Area



Ground Floor

First Floor

CREATESPACE DESIGN ref 396

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



GENERAL INFORMATION

Services: All mains services are connected. Central heating and hot water from gas fired boiler.

Council Tax: F

Energy Performance Rating: 66 D

Postcode: RG8 9EU

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street where opposite the Miller of Mansfield bear left again into Manor Road. Follow the road round the left hand corner by the John Barleycorn into Station Road and towards the top of this road bear right into Croft Road. Proceed to the end of Croft Road which then merges into Elmcroft and No 5 will be found just after the bend on the left 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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