



# 12 COURT GARDENS

CLEEVE ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

**Warmingham**  
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Goring & Streatley Station - 10 minute walk ♦ Pangbourne - 5 miles

♦ Wallingford - 6 miles ♦ Henley on Thames - 12 miles ♦

Reading - 10 miles ♦ Oxford - 19 miles ♦ Newbury - 13 miles ♦

M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 14 miles

(Distances and times approximate)

Enjoying a relaxing ambience and outlook, nestling in the heart of the 'Conservation Area' within this delightful picturesque Thames-side village, the setting is simply delightful, situated in professionally landscaped communal gardens & grounds of approximately 0.92 of an acre, within but a few minutes walk of the High Street shops, River Thames, and mainline railway station providing access to London Paddington in under the hour.

Affording spacious and well-appointed, yet contemporary accommodation of approximately 1,463 sq ft, this elegant and stylish penthouse apartment forms part of a small exclusive development in an architecturally striking late Victorian House, independently accessed with the addition of a lift, incorporating authentic decorative features and room proportions associated with this classical era.

♦ Within a centrally located position, walking distance to all amenities

♦ Ideally situated between Reading and Oxford on the banks of The River Thames bordering the Chiltern Hills and Berkshire Downs in an "A.O.N.B."

♦ A spacious penthouse apartment within a Victorian house

♦ Secure Communal Reception Hall

♦ Lift to all floors

♦ Large living / dining room

♦ 3 Bedrooms & 3 Bathroom accommodation

♦ Mature Landscaped Communal Gardens & Grounds Of Approximately 0.92 Of An Acre

♦ Communal Timber Store Shed

♦ Spacious "In & Out" Entrance Drive & Forecourt With 2 Designated Parking Bays



## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite above the village of Streatley. The area is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. Goring has been awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a primary school, an excellent range of interesting shops and restaurants, together with a riverside café, a gastropub with rooms, a lovely traditional pub, a full NHS practice, veterinary practice, dentist and library. The village hosts numerous popular and well attended annual events.

Importantly, a mainline railway station provides fast commuter services to London Paddington in 45 minutes. 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. 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, riverside Lobster Bar and gym.

The area is also extremely well served by an excellent range of state and private schooling, which includes not only the ever popular Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford School, Moulsoford Preparatory School, The Oratory Preparatory & The Oratory School, St Andrews Preparatory 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.

Elizabeth Line services commenced from Reading, which together with the completed electrification of the GWR line, has significantly improved travelling times to central London and the City, Heathrow and as far east as Essex.

## COURT GARDENS

Court Gardens is a prestigious development of 12 unique high quality apartments, built by the 'award' winning company Berkeley Homes in 1999, who sympathetically converted and refurbished an imposing late Victorian village house of some significance with its original fine architectural features carefully retained. To the rear, they added a newly built 3 storey complex, successfully matching the external period style and replicating the Victorian theme with stone window sills, appealing red brickwork and clay tile hanging to elevations with exposed timbering in the gable ends all under an interesting clay tile roof featuring turreted bays and decorative windows.

## PROPERTY DESCRIPTION

12 Court Gardens occupies an advantageous position being one of only two Penthouse Apartments located on the second floor in the new part of the building, accessed either by the stairway or the lift.

Approached off the spacious top landing which has a southerly facing window giving good natural light, the front door opens through to the reception hall which has wooden floor running throughout.

The kitchen is fully fitted and then next to this is the large sitting room with dining room end. The apartment enjoys 3 bedroom and 3 bathroom accommodation - the main bedroom is a sizable space and has an ensuite bathroom. The second bedroom has an ensuite shower room and there is a third bedroom and third bathroom. Simply stunning and elegant, an early viewing is recommended.

## OUTSIDE

The professionally landscaped and beautifully laid out gardens and grounds provide a further feature of the property with the Apartments deriving great benefit from the delightful mature tree-fringed private setting.

There are neat lawns with numerous interesting and well planted flower and shrub borders which contain many different varieties. Set around the boundaries are tall trees, many original varieties especially beech which add a rustic back cloth as well as giving natural privacy.

Extending along the frontage with Cleeve Road is a mature shrubbery with specimen trees which adequately screen the house. At either end there are gravelled vehicular entrances into the property and to the parking areas. Each Apartment has 2 Parking Spaces in the designated parking areas which have also benefited from thoughtful landscaping around which there is external lighting as well as along the pathways. At the rear of the house is situated a large timber built Store Shed which is used for communal storage. Whilst throughout the grounds, there is external lighting to pathways leading to entrances and parking areas.

Delightfully attractive, the communal gardens and grounds extend to approximately 0.92 of an acre, and should be viewed to be fully appreciated.

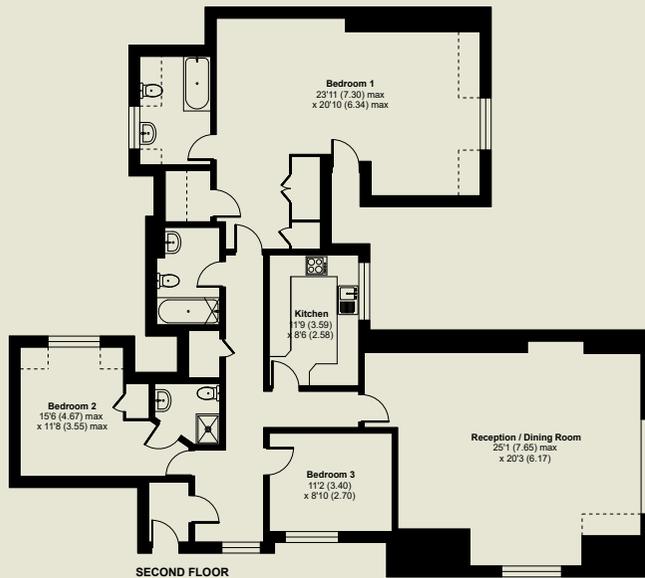


## 12 Court Gardens, Cleeve Road, Goring, Reading, RG8 9BZ

Approximate Area = 1463 sq ft / 135.9 sq m  
For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nphocom 2025.  
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## GENERAL INFORMATION

**Services:** All main services are connected. Central heating and hot water from gas fired boiler located in the kitchen and pressured hot water system.

**Council Tax:** F

**Energy Performance Rating:** D / 68

**Postcode:** RG8 9BZ

**Local Authority:** South Oxfordshire District Council

## TENURE

Each Apartment has the benefit of a 999 year lease originating in 1999. In addition each leaseholder has a 1/12th share in the ownership of the freehold. The freehold is owned by a managing company with each leaseholder having an equal shareholding. A separate management agency has been appointed by the freehold managing company to look after and deal with the everyday maintenance and upkeep of the building and grounds. Management charges are payable by each apartment owner currently at the rate of £310 per month for Apartment 12. These charges include care and up keep of the gardens, driveways and paths, communal areas, external lighting, external decoration and communal areas internally, external window cleaning, an amount towards the "sinking fund", and buildings insurance.

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up the High Street where immediately past the shops turn next left into Cleeve Road. Follow this road along continuing straight across at the junction with Glebe Ride. Towards the further end Court Gardens will be seen on the right hand side opposite the entrance to Cariad Court.

## 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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