



2 MILLERS CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Station (London Paddington within the hour)
- 5 Minutes Walk ♦ Reading (London, Paddington 27 minutes) -
11 Miles ♦ M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦
Henley on Thames - 12 Miles ♦ Oxford - 19 Miles ♦
Wallingford - 4.5 Miles (Distances and times approximate)

Ideally situated nestling in the heart of the 'Conservation Area' within this delightful picturesque Thames-side village being level walking distance of the High Street and easily accessible for the village primary school, shops and amenities, the scenic riverside and mainline railway station providing access to London Paddington in under the hour.

A delightful 3 bedroom semi-detached house with a small private garden within a quiet cul de sac. The property incorporates Georgian period style architectural features whilst also benefitting from contemporary fittings with attractively arranged spacious accommodation presented to an appealing standard throughout.

♦ Period Style Columned Entrance & Portico

♦ Reception Hall

♦ Cloakroom

♦ Kitchen

♦ Sitting Room With Fireplace

♦ Dining Room

♦ Landing

♦ 3 Bedrooms

♦ Family Bathroom

♦ In All Approximately 1047 Sq Ft

♦ South Facing Courtyard Garden

♦ Timber Store Shed

♦ Garage



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands opposite 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 olde worlde 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 village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Briton"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs.) and football, cricket & tennis all with popular and long established clubs.

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 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, with the full service scheduled to commence in 2022, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

Millers Close is a small cul-de-sac of terraced and semi detached houses 'mew's style Cottages designed and built in approximately 1964, incorporating classical Georgian architectural features including casement windows with wide prominent front bays, low brick parapet walls around pitched tile roofs and impressive columned entrances porticos.

The houses have mellow brick elevations under tiled roofs and are mainly arranged around an attractive central lawned Green, which has a variety of mature shrubs and trees, providing a delightful setting.

PROPERTY DESCRIPTION

2 Millers Close occupies a commanding yet private and scenic location in the quiet heart of the village.

An attractive and charming 3 bedroom Semi-Detached home incorporating Georgian period style architectural features to the exterior, internally the property benefits from having been in more recent years modernised throughout to an appealing standard, well presented with stylish fixtures and fittings being evident, and attractively arranged spacious 3 Bedroom accommodation of approximately 1047 sq ft.

To the ground floor the Entrance Hall leads to a Cloakroom, Sitting Room with fireplace leading on to the Dining Room with doors to the garden. The well-equipped and sunny Kitchen to the rear also has a door to the garden. Upstairs are two excellent Double Bedrooms and a further Single Bedroom, all leading off the central landing along with the modern Family Bathroom.

Early inspection of this attractive property is highly recommended so as to appreciate its many attractive attributes and delightful private setting.

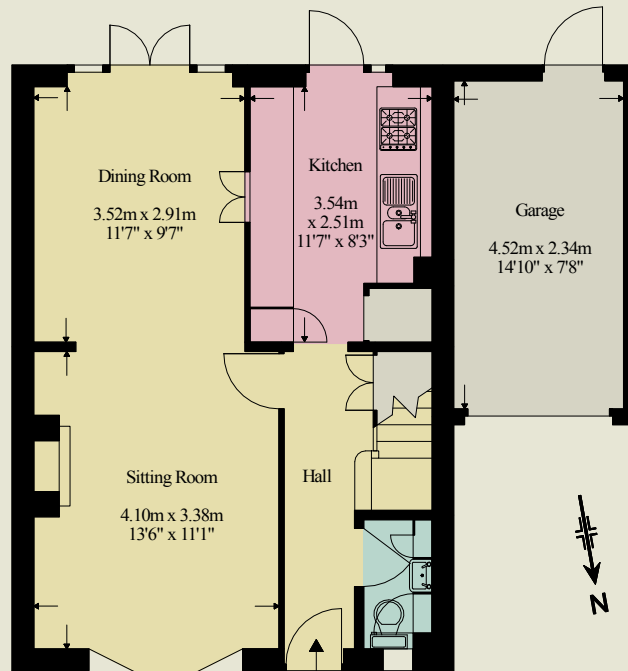
OUTSIDE

Across the main frontage to the property, there is a pretty hedged border flanking the steps leading up to the front door and entrance to the property.

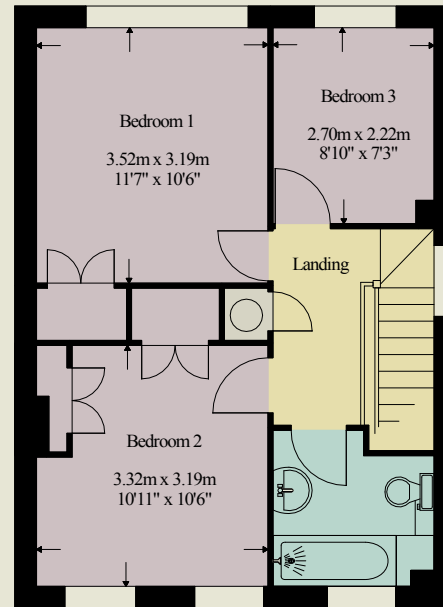
At the rear of the property, the delightfully attractive rear courtyard garden enjoys a Southern aspect, with mature hedging & planting creating a secluded and sheltered backdrop. Ideal for 'Al Fresco' dining being approached directly off the Kitchen and Sitting Room, a few steps lead down to the main terrace, paved for ease of maintenance. To one corner is a useful timber storage shed, and a pedestrian door leads into the attached Garage. A side gate provides access from front to rear.



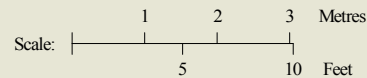
2 Millers Close, Goring on Thames.



Ground Floor



First Floor



Approximate gross internal area
97.25 sq.m. 1047 sq.ft.

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GENERAL INFORMATION

Services: All mains services are connected to the property. Central heating and hot water from gas fired boiler located in the kitchen.

Council Tax: D

Energy Performance Rating: E / 49

Postcode: RG8 9BS

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring, turn right and proceed up the High Street where immediately past the shops turn left into Cleeve Road. Continue straight over at the junction with Glebe Ride and the entrance into Millers Close will be found further along on the left hand side. Turn into Millers Close and number 2 will be found a short way along 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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