



FLAT 1 CHILTERN COURT

30 WALLINGFORD ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) 10 minute walk ♦ Reading 11 miles (London, Paddington 27 minutes) ♦ M4 (J12) 11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles ♦ Oxford 19 miles ♦ Wallingford 8 miles (Distances and times approximate)

Conveniently located within the village, easily accessible for the high street shops and local amenities, scenic riverside and mainline railway station providing access to London Paddington in under the hour.

A well-presented ground floor 2-bedroom, 2-bathroom apartment, built in 2008 and offering high specification, open-plan, contemporary accommodation. The property benefits from having French doors leading directly out onto a patio, and communal garden. There is one allocated car parking space, plus three visitor spaces and a loading bay.

- ♦ Private & Spacious Drive & Forecourt
- ♦ 1 Allocated Parking Space Plus 3 Visitor's Spaces

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- ♦ Covered Front Porch
 - ♦ Communal Reception Hall

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- ♦ Reception Hall
 - ♦ Family Shower Room
 - ♦ Open Plan Kitchen / Sitting Room with French Doors to Patio
 - ♦ Store Cupboard

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- ♦ Master Bedroom Suite with En-Suite Bathroom, with Shower
 - ♦ 1 Further Double Bedroom

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- ♦ Direct access via modern uPVC French doors onto an East facing patio, ideal for morning coffee and breakfast. Mature communal gardens and grounds to front and rear



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downs 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 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 and leisure and fitness facilities.

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.

PROPERTY DESCRIPTION

Chiltern Court is a relatively new signature development of 10 luxury apartments built by Cantay Homes in 2008 of contemporary design and build affording high quality and stylish fixtures and fittings.

The development is conveniently located within the village, easily accessible for the central High Street shops and local amenities, scenic riverside and mainline station providing direct access to London Paddington in under the hour.

Flat 1 Chiltern Court occupies a quiet ground floor position and boasts an array of impressive features as follows;

- ◆ Traditional cavity wall construction
- ◆ High levels of insulation
- ◆ Quality primary double glazed windows with security locks and stone sills
- ◆ White panelled interior doors having chrome furniture with carved door architraves, motifs and matching skirting boards
- ◆ Mains operated smoke detectors
- ◆ Energy efficient gas-fired heating system with independent thermostatic controls
- ◆ Generous supply of power sockets provided with brushed chrome fittings
- ◆ A combination of inset, down-lighters, and up-lighter lighting
- ◆ TV points and BT points in Kitchen / Living room and bedrooms

The apartment offers luxury versatile open plan living within a traditionally crafted exterior, affording accommodation with a spacious reception hall, ample storage, a kitchen / sitting room, 2 double bedrooms, 1 with an en-suite bathroom with shower, a separate shower room, and gas central heating. The East Master Bedroom Suite is spacious and flooded with morning sunlight (included in the sale are the double bed frame, mattress, bedside draws and a wardrobe).

OUTSIDE

The overall development is fully enclosed and sheltered by lap larch fencing and a mixture of planted hedging and trees combined with existing foliage.

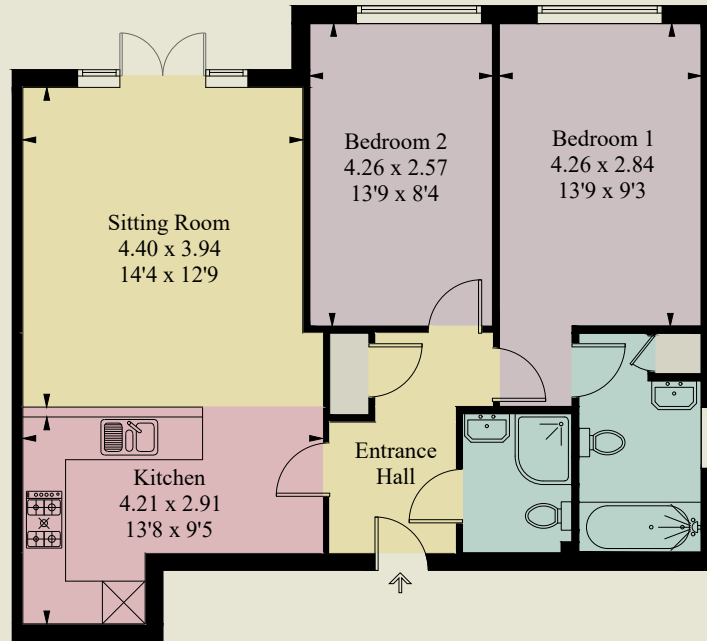
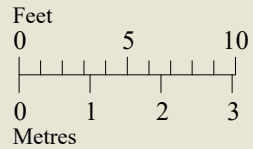
The hedge lined private entrance leads to the side and rear car parking areas and the main communal entrance to the apartments. Access to the allocated parking space is via the French doors and or the communal entrance.

West and east of the development you'll find communal landscaped gardens which are maintained by the management company. A discreet cycle store will be found to the rear of the parking areas.



Flat 1 Chiltern Court, 30 Wallingford Road, Goring-on-Thames, RG8 0BH

Approximate Gross Internal Area = 69 sq m / 742 sq ft



Ground Floor

CREATESPACE DESIGN ref 133

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



GENERAL INFORMATION

Services: Mains gas, electricity, water and drainage are connected to the property. Central Heating and Hot Water from mains gas fired boiler.

Council Tax: D

Energy Performance Rating: 76 C

Postcode: RG8 0BH

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

Tenure: Leasehold with the Freehold being owned by the Management Company the members of which are exclusively the flat owners in 30/32 Wallingford Road.

Length of lease: 109 years remaining

Annual ground rent amount: Included in the service charge

Ground rent review period: Reviewed every 12-18 months

Annual service charge: £1,735 (2024-25)

Service charge review period: Reviewed every 12-18 months

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring proceed up the High Street turning left at the railway bridge. Head along Wallingford road for a further 400 metres or so, and Chiltern Court can be found just off on the right hand side after having passed by Westholme Stores.

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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