



14 LOCKSTILE WAY

GORING ON THAMES ♦ OXFORDSHIRE

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Station and Shops - 5 minutes walk ♦ Reading - 10 miles ♦ Oxford - 19 miles ♦ Newbury - 13 miles ♦ Henley on Thames - 12 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 15 miles (Distances and times approximate)

Occupying a favourable location in picturesque Thameside village within easy reach of the central High Street shops and amenities, station and Riverside. A detached 2 bedroom bungalow with a south facing garden, garage and 2 driveways. The property would benefit from updating and potential to extend, subject to planning permission.

- ♦ A detached bungalow with south facing garden
- ♦ Available with no onward chain
- ♦ Walking distance of station and all village amenities

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- ♦ Potential to extend, subject to planning permission
 - ♦ Garage plus 2 driveways
 - ♦ 2 bedrooms

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- ♦ In all Extending To 1,045 sq ft



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 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 old world 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 area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School, Langtree School, Woodcote and also Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, and Bradfield College.

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, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

14 Lockstile Way is a detached bungalow, built in the late 1960's with brick elevations under a pitched tile roof with gable end to the road. The property would benefit from updating. Entrance is through a porch, then into the hallway. The hallway runs through the house and has a cloakroom and airing cupboard off. The living room looks across the garden and there is a separate dining area with doors leading out into the terrace. The kitchen is found in the middle of the house and there is a back door for side access. There are 2 bedrooms looking out across the front of the property and both have built in wardrobes. The bathroom has a bath with overhead shower. The property could be extended, subject to relevant planning permission.

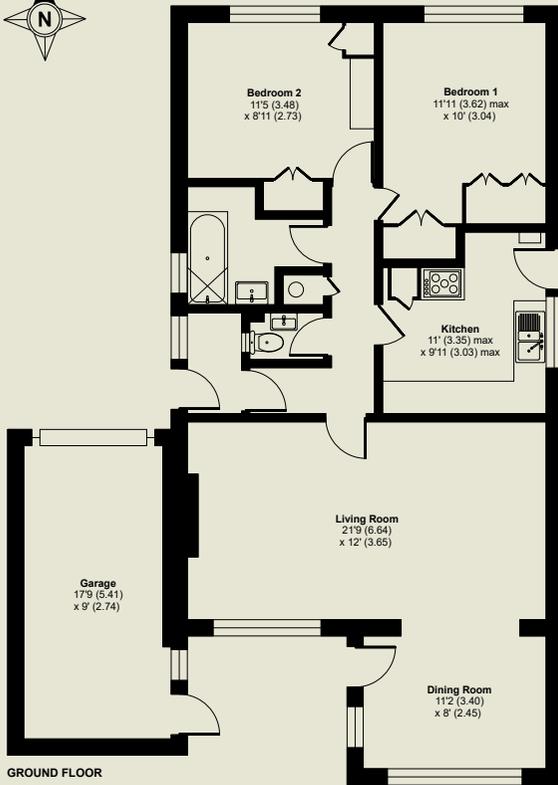
OUTSIDE

At the front of the property there is an open plan lawn, either side has a driveway with one leading up to the garage. The garage has an up and over front door and there is also an additional side door accessed from the garden. There is a gravelled side path to the left leading round to the garden which is south facing. There is a patio area and then the remainder garden is lawn with mature planting and a large shed.



14 Lockstile Way, Goring, Reading, RG8 0AJ

Approximate Area = 892 sq ft / 82.8 sq m
Garage = 153 sq ft / 14.2 sq m
Total = 1045 sq ft / 97 sq m
For identification only - Not to scale



GENERAL INFORMATION

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

Council Tax: E

Energy Performance Rating: D / 58

Postcode: RG8 0AJ

Local Authority: South Oxfordshire District Council, Crowmarsh, Wallingford, Oxon, OX10

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///windmill.fidelity.releasing

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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