



# 8 THE MAISONNETTES

GORING ON THAMES ♦ OXFORDSHIRE

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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 on the fringe of this delightful picturesque Thames-side village close to the scenic Elvendon Valley and surrounding Chilterns countryside easily accessible for the High Street shops and amenities, the scenic riverside, and mainline railway station providing access to London Paddington in under the hour.

A well-proportioned and beautifully presented ground floor 2 double bedroom Maisonette of Approximately 645 Sq Ft in a quiet lightly wooded setting, having being completely refurbished in recent years, with spacious front and rear gardens, and with garaging.

- ♦ Recessed Covered Front Porch
- ♦ Reception Hall

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- ♦ Sitting / Dining Room With Bay Window
- ♦ Fully Fitted Kitchen
- ♦ 2 Double Bedrooms
- ♦ Family Bathroom

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- ♦ Mature Gardens & Grounds
- ♦ Hardstanding for a Garage



## 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.

N.B. Crossrail services are scheduled to be commencing from Reading in 2022 which together with the electrification of the line will significantly improve 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.

### PROPERTY DESCRIPTION

A well-proportioned and beautifully presented ground floor 2 double bedroom Maisonette of approximately 645 Sq Ft in a quiet lightly wooded setting, having being completely refurbished in recent years, with spacious front and rear gardens, and with hardstanding for a garage.

8 The Maisonettes is one of 8 similar properties arranged in two blocks of 4, and built in the 1960's. The buildings are traditionally constructed having red brick elevations under pitched tile roofs with each Maisonette having its own private entrance.

### OUTSIDE

The Maisonette fronts onto Icknield Road set behind its own walled front garden which is laid to lawn, with mature hedging flanking on one side. A pathway serving both the ground floor and first floor maisonettes leads through to the front covered porch.

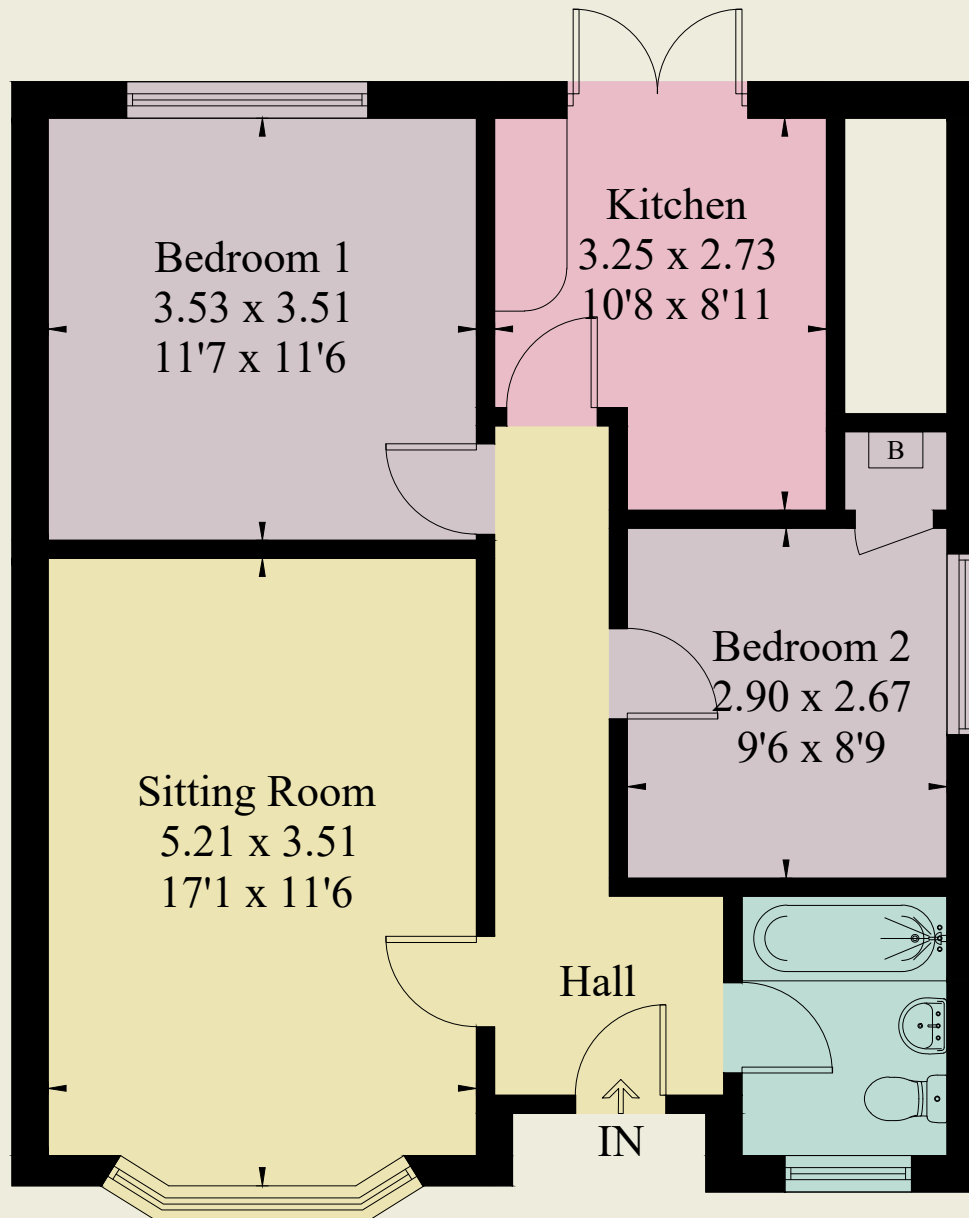
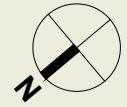
Wrapping itself around the building, the garden is partially sub-divided to the side with a storage area to the first-floor maisonette, whilst immediately at the rear of the property is an enclosed garden plot generously sized offering further cultivation potential, and also the possibility to have French doors leading from the rear of the maisonette.

Between the two maisonette buildings is a wide roadway access leading to a lightly wooded area at the rear, where there are situated designated parking and /or garaging spaces for each of the 8 properties. 8 The maisonette benefits from having hardstanding for a garage.



# 8 Maisonettes, Icknield Road, Goring, Reading, RG8 0DH

Approximate Floor Area = 59.89 sq m / 645 sq ft



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## GENERAL INFORMATION

**Services:** Mains electricity and water are connected to the property.

**Council Tax:** C

**Energy Performance Rating:** D / 55

**Postcode:** RG8 0DP

**Local Authority:** South Oxfordshire District Council

Telephone: 01491 823000

### Tenure:

The property has the benefit of a Lease of 999 years originating in 1960.

Each Leaseholder arranges their own Buildings and Contents Insurance.

A Ground Rent of £5 per annum is payable to the Freeholder. Ground Rent review period TBC.

Annual service charge: None. Service charge review period N/A

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring bear right and proceed up to the top of the High Street. At the Railway Bridge junction turn left onto the B4009 Wallingford Road. In a further 1/3 of a mile turn 4th right into Elvendon Road and towards the further end of the road turn left into Icknield Road where No 8 will be found in the first building on the right-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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