



4 GROVE FARM COTTAGES

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station 2 miles (London Paddington in approx. 50 minutes) ♦ Reading 11 miles ♦ M4 (J12) 11 miles

♦ M40 (J6) 14 miles ♦ Henley on Thames 13 miles ♦

Oxford 18 miles ♦ Wallingford 6.5 miles

(Distances and times approximate)

Occupying an idyllic elevated position with panoramic vistas over the surrounding Oxfordshire countryside within the North Chilterns area of 'Outstanding Natural Beauty'.

A 3 bedroom period semi-detached cottage set in immaculately maintained gardens and grounds of approximately 0.55 acres. Just a very short driving distance from the centre of Goring on Thames with extensive shops and amenities including highly regarded schooling and mainline station with direct access to London Paddington in under the hour.

♦ Stunning far reaching countryside views

♦ Enclosed Entrance Porch

♦ Sitting/Dining Room with fireplace

♦ Kitchen

♦ Utility/Boot Room

♦ Bathroom

♦ 3 Bedrooms

♦ Beautifully landscaped Gardens & Grounds of approx. 0.55 acres

♦ Workshop/Shed

♦ Garden Store

♦ Greenhouse

♦ Private Driveway

♦ Super-fast Broadband via Airband Community Internet



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 each overlooking the River as it flows downstream from Oxford 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 Graham's immortal book "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, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services to London (Paddington). In addition, Elizabeth Line trains run a frequent service into central London and beyond. There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

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 bank 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 luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.

PROPERTY DESCRIPTION

Occupying an elevated position ideally located in an unspoilt rural location, enjoying truly fabulous views over the surrounding open farmland, a delightful semi-detached period cottage believed to date from approximately 1900. Displaying a wealth of character throughout, on the ground floor the front door opens into a porch, and on to the sitting/dining Room with fireplace. Beyond this is the kitchen with multi-fuel stove, large utility/boot room and bathroom. Upstairs are three bedrooms, two having original fireplaces and built in storage. The cottage embraces outside living and has potential for modernisation and enlargement subject to relevant permissions.

OUTSIDE

The cottage stands back elevated from the quiet road occupying a breathtaking setting with far reaching views over open countryside in all directions. A private driveway leads up to a level forecourt providing ample parking space. An attractively landscaped front garden slopes gently away from the cottage. To the rear of the cottage is the principle garden which is lawned with neat beech hedged borders, a heated greenhouse, various established shrubs and a monkey puzzle tree. Towards the cottage itself is a gravelled terrace area for hanging washing, with garden store and workshop (which could be converted into a home office). There are various seating areas arranged among the gardens taking advantage of the sun throughout the day. To the west side of the cottage garden is an additional area of lawned land of approximately 0.3 acres more recently acquired from the adjoining farm. In all the grounds amount to approximately 0.55 acres.

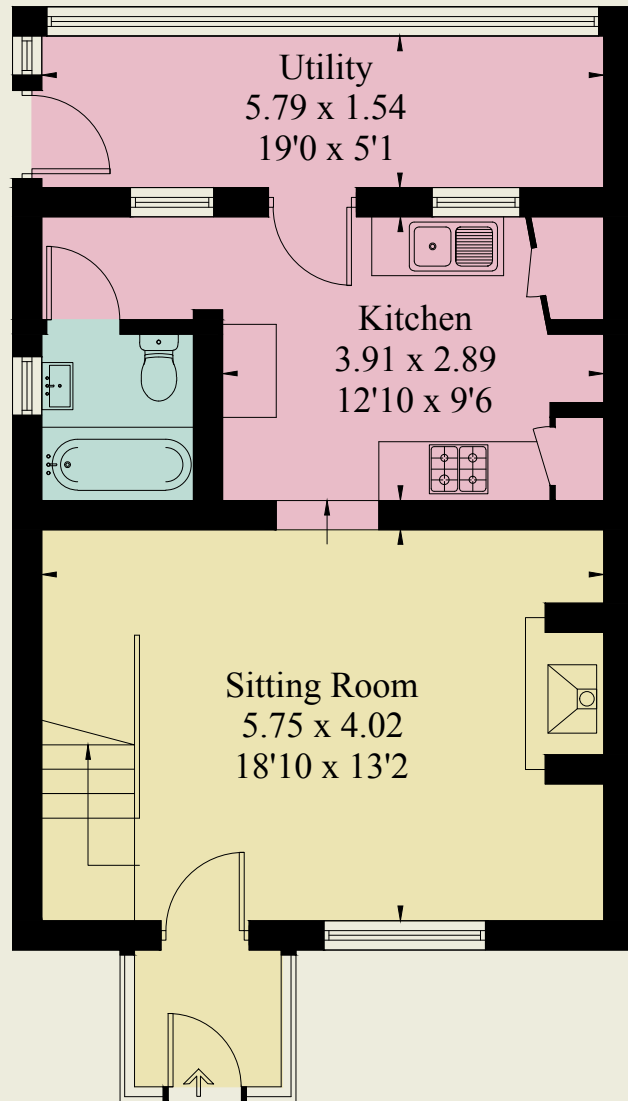
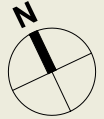


4 Grove Farm Cottages, Goring on Thames, RG8 0LU

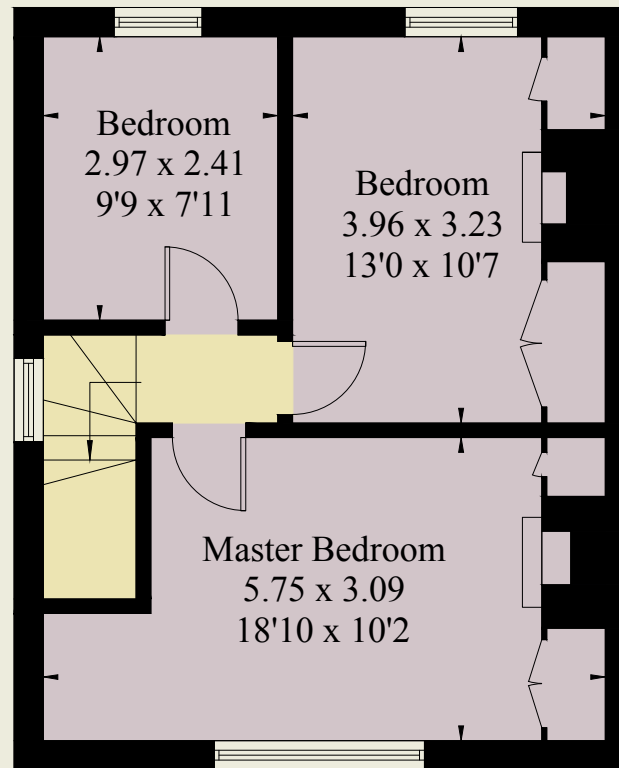
Approximate IPMS2 Floor Area = 96 .1 sq m / 1034 sq ft

Outbuilding = 12.4 sq m / 133 sq ft

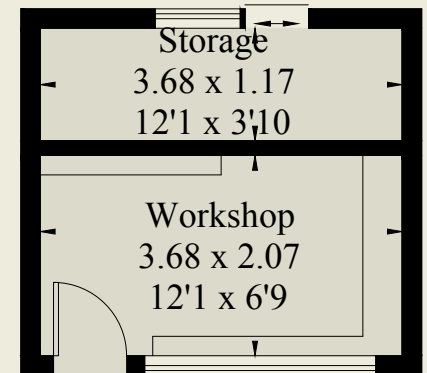
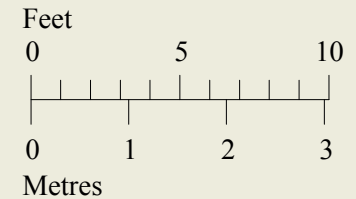
Total = 108.5 sq m / 1167 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location /Orientation)



GENERAL INFORMATION

Services: Mains electricity is connected to the property. Shared septic tank drainage. Heating is from electric radiators and multi-fuel stove. Hot water from multi-fuel stove and immersion heater. Mains water with meter in farm yard. Super-fast Broadband via Airband Community Internet.

Council Tax: D

Energy Performance Rating: E / 45

Postcode: RG8 0LU

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road and continue heading out of the village. On leaving the village and reaching open fields, continue for approximately half a mile and take the un-marked turning right into Grove Road at a very small crossroads opposite the entrance for Hildreds Farm. Continue up the track for half a mile. After passing the first detached house on the left, 4 Grove Farm Cottages will be the next property you come to on the left hand side, being the left of a pair of semi-detached cottages.

what3words: ///forklift.logbook.lung

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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