



# LUPINS

3B ELMCROFT ♦ GORING ON THAMES ♦ OXFORDSHIRE





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Goring & Streatley Train Station - 5 Minute Walk ♦ Reading

- 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles ♦

M4 at Theale (J12) - 9 miles ♦ M40 at Lewknor (J6) - 15 miles

♦ Heathrow - approx. 40 miles ♦ Wallingford - 5 miles ♦

Henley on Thames - 13 miles (Distances and times approximate)

Within a popular tree-fringed cul-de-sac in the central part of this picturesque Thameside village, just a short walk from the mainline train station providing direct access to London in approximately 45 minutes, extensive shopping, eateries and village amenities and outstanding schooling.

A recently built stylish detached 3 bedroom, 2 bathroom property with generous accommodation and 3 reception rooms, totalling 2,066 sq ft with attached garage and private garden.

♦ Quintessential English riverside village within close walking distance to the River Thames, extensive amenities, outstanding schooling, and mainline railway station to London Paddington in 45 minutes

♦ Excellent road and rail communications

♦ First class range of private and state schools in the local area.

♦ Spacious & attractively landscaped driveway

♦ Entrance Hall

♦ WC/Cloakroom

♦ Open Plan Kitchen/Diner with Snug

♦ Sitting Room

♦ Family Room/Study

♦ Utility Room

♦ Galleried Landing

♦ Master Bedroom Suite with en-suite bathroom including separate shower enclosure

♦ 2 Further King-Size Bedrooms

♦ Luxurious Family Bathroom

♦ Garage

♦ In all extending to approximately 2,066 sq ft

♦ Private gardens & grounds

♦ 7 years remaining on the 10 year New Build Home Warranty



## 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 is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. In 2009, Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, a gastropub with rooms, a lovely traditional pub, a full NHS practice, veterinary practice, dentist and library. The village hosts numerous popular and well attended annual events.

Importantly, a mainline railway station provides fast commuter services to London Paddington in 45 minutes. 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, riverside Lobster Bar and gym.

The area is also extremely well served by an excellent range of state and private schooling, which includes not only the ever popular Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford School, Moulsoford Preparatory School, The Oratory Preparatory & The Oratory School, St Andrews Preparatory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College and St Helen & St Katharine.



Elizabeth Line services commenced from Reading in 2022, which together with the completed electrification of the GWR line, has significantly improved travelling times to central London and the City, Heathrow and as far east as Essex.

Elmcroft is a peaceful traffic-free cul-de-sac located at the southern end of Croft Road in the highly regarded central part of the village. Comprising 3 and 4 bedroom houses of differing architectural design in an attractive tree-lined setting, all properties have extensive neatly lawned frontages. Delightful walks along The River Thames are just minutes away.

## PROPERTY DESCRIPTION

Built in 2022, Lupins is a stylish and attractive detached house with appealing red brick and part timber elevations under a clay tiled roof. With contemporary features, including air source heat-pump powered underfloor heating throughout, LED ceiling lighting and solid oak interior doors, the property offers generous, light and airy accommodation. The entrance is into a hall with a beautiful tiled floor which runs through to the expansive kitchen diner and snug. In the hall is a WC/cloakroom and a staircase with a built-in 3 drawer shoe storage underneath. There is a separate cupboard with a high-pressure water tank and the heat pump manifold.

Across the back of the house is the kitchen diner and snug which has six bi-fold doors, offering stunning garden views and allowing for a wonderful outdoor connection. The kitchen is fully fitted with a large island, naturally separating the kitchen from the dining area and leading into a comfortable snug at the far end. The utility room is off the kitchen, smartly fitted with a Siemens washing machine and tumble dryer. It also benefits from an external door for muddy boots and dogs. The sitting room is accessed either off the hallway or via pocket sliding doors coming from the snug, allowing for open plan living or a more traditional separate room. Next to this is the flexible family room, study or ground floor bedroom.

Upstairs, there is a galleried landing with loft access. The loft is accessed via an attic pull-down stairway and is fully boarded. The spacious main bedroom has built-in wardrobes, a built-in dressing table and drawers with laundry box. The pristine ensuite has a bath and a separate shower. There are two further large king-size bedrooms and a luxurious family bathroom with bath and overhead shower.

## OUTSIDE

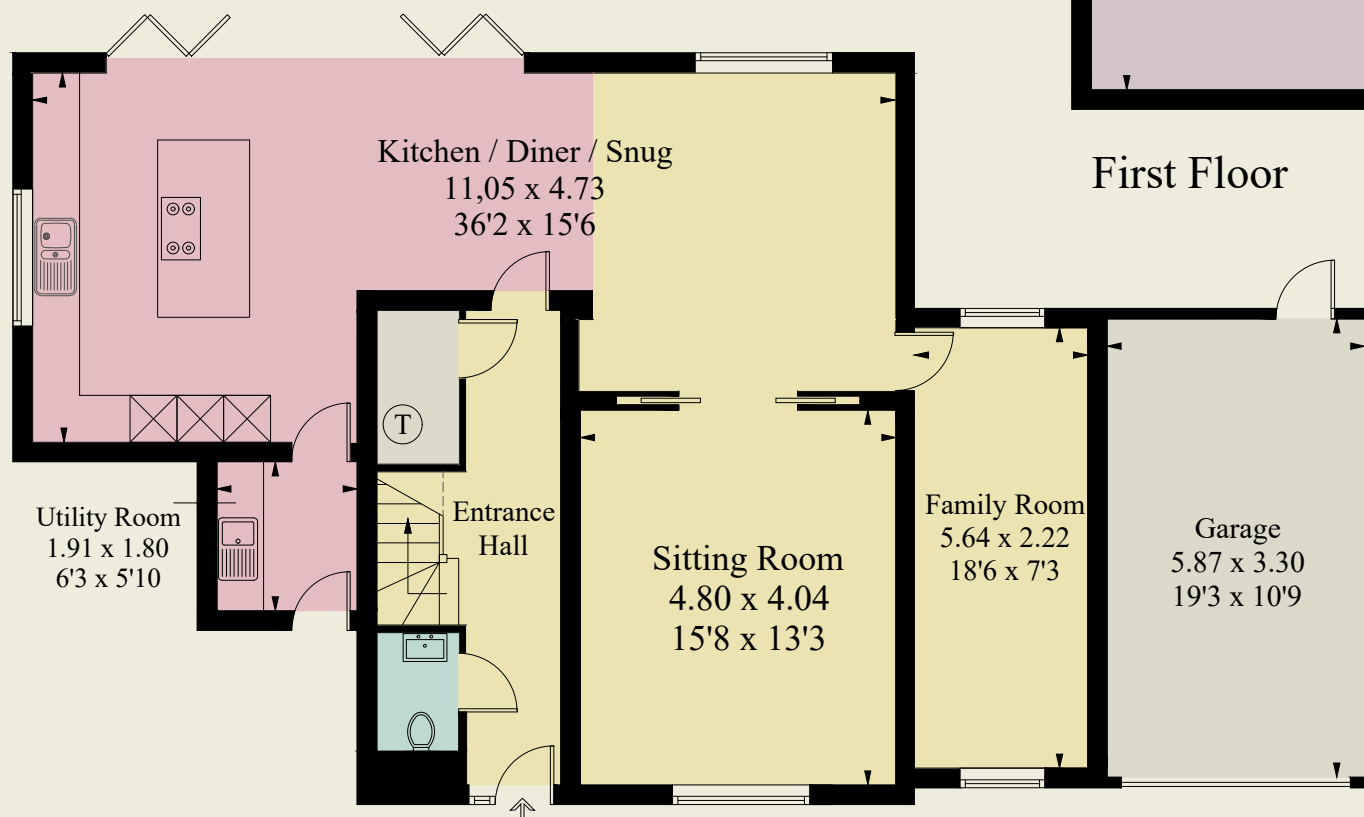
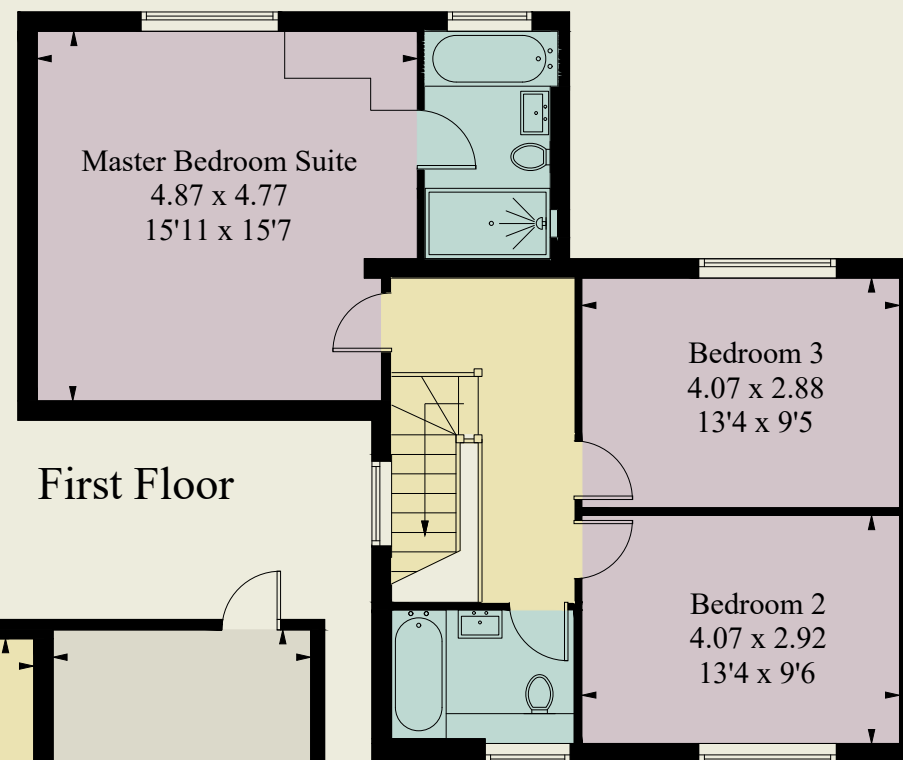
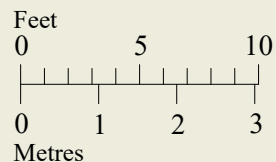
Approached across a gravelled driveway, there is allocated parking directly outside the property and also in front of the garage. The garage has an electric roller door and can be accessed by a door into the garden at the rear. Border planting across the front sets off the house beautifully. A side gate leads round to the main garden at the back. With mature trees, the gardens are mainly laid to lawn with a terrace coming off the kitchen diner offering a wonderful opportunity for "al fresco" dining and entertaining. The garden complements this immaculately presented property.





# Lupins, 3B Elmcroft, Goring-on-Thames, Oxfordshire, RG8 9EU

Approximate Gross Internal Area (including Garage) = 192 sq m / 2066 sq ft



Ground Floor

CREATESPACE DESIGN ref 256

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





## GENERAL INFORMATION

**Services:** Water, drainage and electric are connected to the property. Central heating and hot water from Air Source Heat Pump located at the back of the house. Mains operated smoke alarm, internally wired for future provision of electric vehicle charger and CAT6 cabling.

**Council Tax:** G

**Energy Performance Rating:** B / 88

**Postcode:** RG8 9EU

**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 down the path to the main car park. Go through the car park past The Catherine Wheel pub and turn left onto Station Road. Shortly on your right is the start of Croft Road, follow this road all the way to the end which then merges into Elmcroft. Lupins will be found a short way along set back 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.



**Warmingham**  
[www.warmingham.com](http://www.warmingham.com)

**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: [sales@warmingham.com](mailto:sales@warmingham.com)

[www.warmingham.com](http://www.warmingham.com)



