



# 1 WALNUT TREE COURT

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

**Warmingham**  
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GORING ON THAMES ♦ SOUTH OXFORDSHIRE

- ♦ Reading - 10 miles ♦ Newbury - 13 miles
- ♦ Oxford - 19 miles ♦ M4 (J12) - 9 miles ♦ M40 (J6) - 14 miles
- ♦ Heathrow - 43 miles ♦ Wallingford - 5 miles
- ♦ Henley - 13 miles

Situated in a small close of just five high quality detached houses located just off the High Street, in the heart of this picturesque Thames-side village, within a few minutes walk of central shops, station and river.

A generous 3/4 bedroom home of excellent proportions, in an advantageous corner plot with south facing Garden, detached Garage and additional driveway parking.

- ♦ Covered Entrance Porch
  - ♦ Reception Hall
  - ♦ Cloakroom
  - ♦ Fitted Stair Lift
- 
- ♦ Double aspect Sitting Room with Fireplace
  - ♦ Dining Room
  - ♦ Kitchen
  - ♦ Large Utility Room (formerly a second Garage)
- 
- ♦ Master Bedroom with en-suite Shower-room
  - ♦ Spacious 2nd Bedroom (formerly two bedrooms)
  - ♦ 3rd Double Bedroom
  - ♦ Family Bathroom
- 
- ♦ Secluded low-maintenance south-facing walled Garden
  - ♦ Further rear Terraced Garden
  - ♦ Detached Garage
  - ♦ Private Driveway Parking



## LOCATION

The picturesque village of Goring-on-Thames is situated on the Oxfordshire side of the “Goring Gap” between the Chiltern Hills and the Berkshire Downs, designated Areas of Outstanding Natural Beauty. The centres of both Goring and, across the Thames, Streatley are Conservation Areas, noted for their many period properties dating back to the 15th and 16th centuries.

Goring offers a good range of amenities, including shops, library, health centre, dentist, traditional inns, hotel and churches (Catholic and C of E). Excellent schools, both private and state, are close by. Importantly, there is a main-line railway station providing excellent commuter services up to London (Paddington) via Reading in well under the hour. The village also has excellent road communications with nearby towns and both the M4 and M40 motorways.

Streatley-on-Thames on the Berkshire side of the river, is another delightful village, surrounded by hills and woodlands owned by the National Trust. The Swan at Streatley is a luxury, riverside, four-star hotel, renowned for its fine cuisine and leisure facilities.

Walnut Tree Court is an exclusive development of five detached houses fronting onto their own private courtyard/drive entrance, built in 1988 to a high standard by well-respected local builder John Dexter, under the auspices of the NHBC. Situated within the “conservation area”, the houses are of traditional design and construction with attractive brick elevations incorporating decorative detail under a pitched clay tile roof.

## PROPERTY DESCRIPTION

1 Walnut Tree Court is light and bright throughout, offering particularly generous room sizes, flexibly arranged and with excellent outside amenity.

On the ground floor, a light and spacious central Entrance Hallway leads to the Cloakroom, ample hallway storage, 26' double aspect Sitting Room with gas fire and patio doors to the garden, Dining Room, and Kitchen, adjoining a superb Utility Room (formerly a second garage) with door to the garden.

The first floor comprises: Master Bedroom with built-in wardrobes and En-suite Shower-room; spacious second Bedroom; third double Bedroom; and family Bathroom.

## OUTSIDE

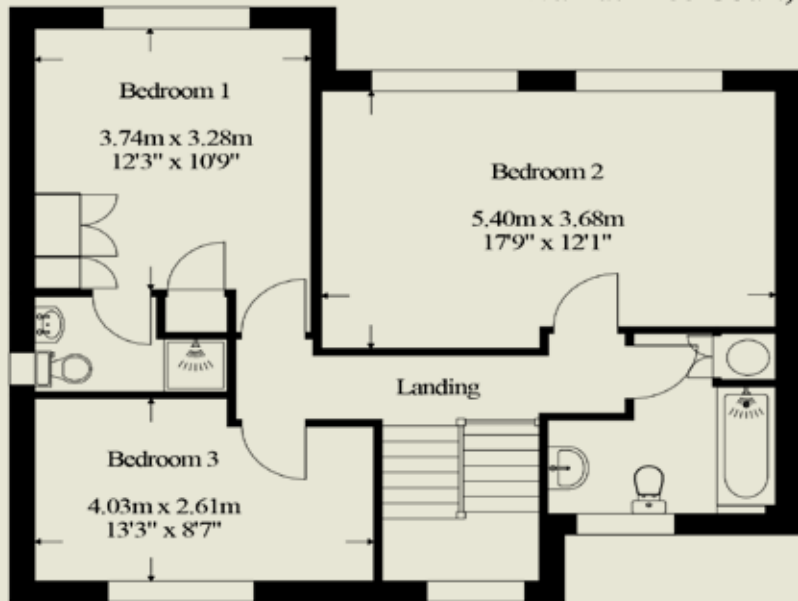
Situated in an advantageous corner position enjoying a particularly generous plot with gardens to both the front and rear. The house faces south at the front overlooking its large, sunny and secluded walled Garden, attractively landscaped for ease of upkeep and containing a variety of specimen shrubs and plants, notably a mature Wisteria trained along the top of the side wall.

To the rear is a further sizable paved terrace extending the full width of the plot, flanked by a low brick wall and Beech hedging forming the rear boundary and affording privacy and seclusion. A timber pedestrian gate provides direct access to the village High Street.

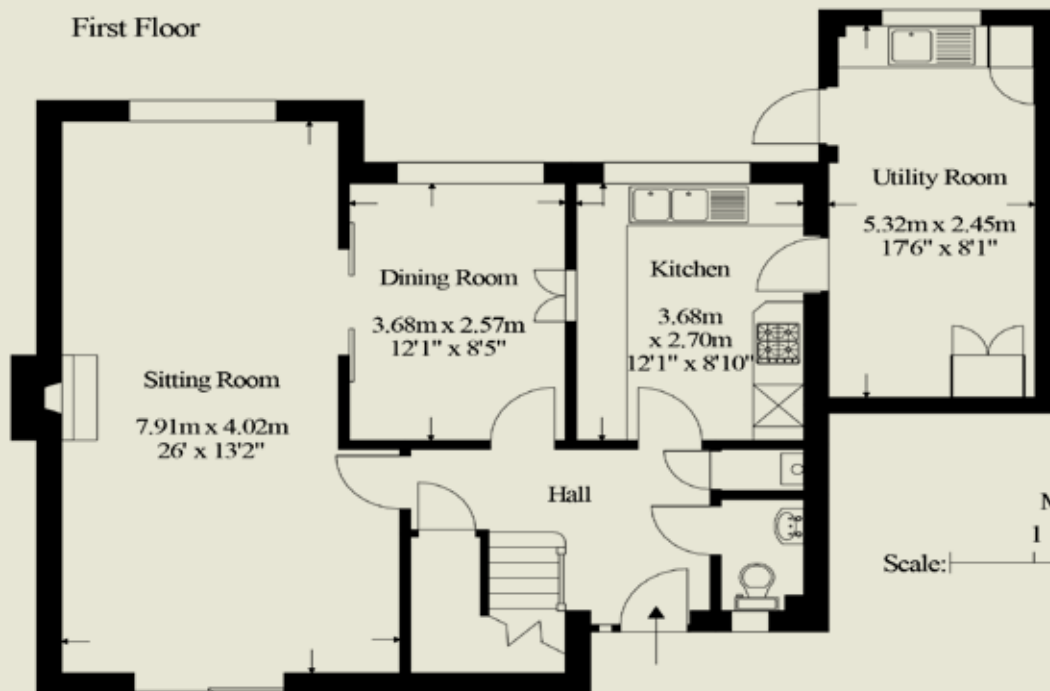
To the front of the property is a detached brick built Garage with further land either side, affording potential for parking space, secluded arbour.



1 Walnut Tree Court, Goring on Thames.



First Floor



Ground Floor

Approximate gross internal area  
137.98 sq.m. 1485 sq.ft.





## GENERAL INFORMATION

**Services:** All mains services are connected. Gas-fired central heating and hot water.

**Council Tax:** band F

**Postcode:** RG8 9HW

**Energy Efficiency Rating:** C / 70

**Local Authority:** South Oxfordshire District Council - Telephone: 01491 823000

## DIRECTIONS

From our offices in the centre of the village turn right and continue up towards the top of the High Street. At the crossroads just before the railway bridge turn right into Red Cross Rd and then right again. 1 Walnut Tree Court will be seen in a further 50 yards on the right opposite the Goring Health Centre number one is the first house on the left hand side.

## VIEWING

Strictly by appointment through Warmingham & Co

## 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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