



GAP HOUSE

FAIRFIELD ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE



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Goring Railway Station (London Paddington within the hour)
Streatley High Street / River 0.25 miles ♦ Reading 10 miles
(London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles
♦ Henley on Thames 13 miles ♦ Newbury 14 miles ♦
Oxford 17 mile (Distances and times approximate)

Located on the elevated fringe of this delightful riverside village, with views towards the wooded hilltop on the opposing side of the river, yet close walking distance to the central part of the village, High Street shops and amenities, mainline station providing access to London Paddington in under the hour, and for delightful riverside and country walks. Immaculately presented throughout, affording spacious flexibly arranged accommodation of approximately 1431 sq ft, inclusive of garage and garden room, set in delightfully mature gardens and grounds.

♦ Much prized South Oxfordshire Village in the Thames Valley

♦ Excellent road and rail communications

♦ Spacious Driveways

♦ Reception Hall

♦ Cloakroom

♦ Sitting Room With Fireplace

♦ Dining Room

♦ Study

♦ Kitchen / Breakfast Room

♦ Inner Hall

♦ 3 Bedrooms

♦ Family Bathroom

♦ Utility Room

♦ Garage

♦ Garden Room

♦ Private & Mature Gardens & Grounds



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 from Reading together with the electrification of the line significantly improves 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

Gap House has an exceptionally relaxing ambience and outlook, being privately situated in mature and spacious landscaped gardens and grounds from which the very head of the grounds afford far-reaching views towards the wooded hilltop on the opposing side of the river.

The accommodation is attractively laid out to a high standard, immaculately presented throughout, affording spacious and well-orientated accommodation, having 3 reception rooms, 3 bedrooms, 1 bathroom, Cloakroom, Utility Room and a part-attached garage. The design of the property and size of the grounds afford clear potential for either further adaptation and enlargement, or further development subject to the relevant permissions being obtained.

A simply wonderful opportunity afforded, and quite rare to the open market, early viewing of Gap House is highly recommended.

OUTSIDE

The property occupies a most advantageous position, quietly situated off Fairfield Road behind tall mature hedging, just a short walk from the extensive amenities found within the village, as well as for the river Thames. The property benefits from spacious driveways, on either side of the property with a large lawned garden in between, providing ample parking with the part-attached garage situated off to the left side.

The main gardens and grounds are situated to the rear of the property, due South and West, and are mainly laid to lawn, flanked by a great array of mature hedging, shrubs, and herbaceous borders, providing an attractive backdrop and private outlook. Off to one side of the garden there is a garden room enjoying views.

Delightfully attractive, the gardens and grounds must be viewed to be fully appreciated.

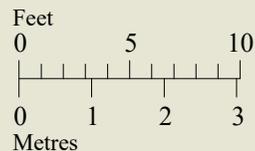
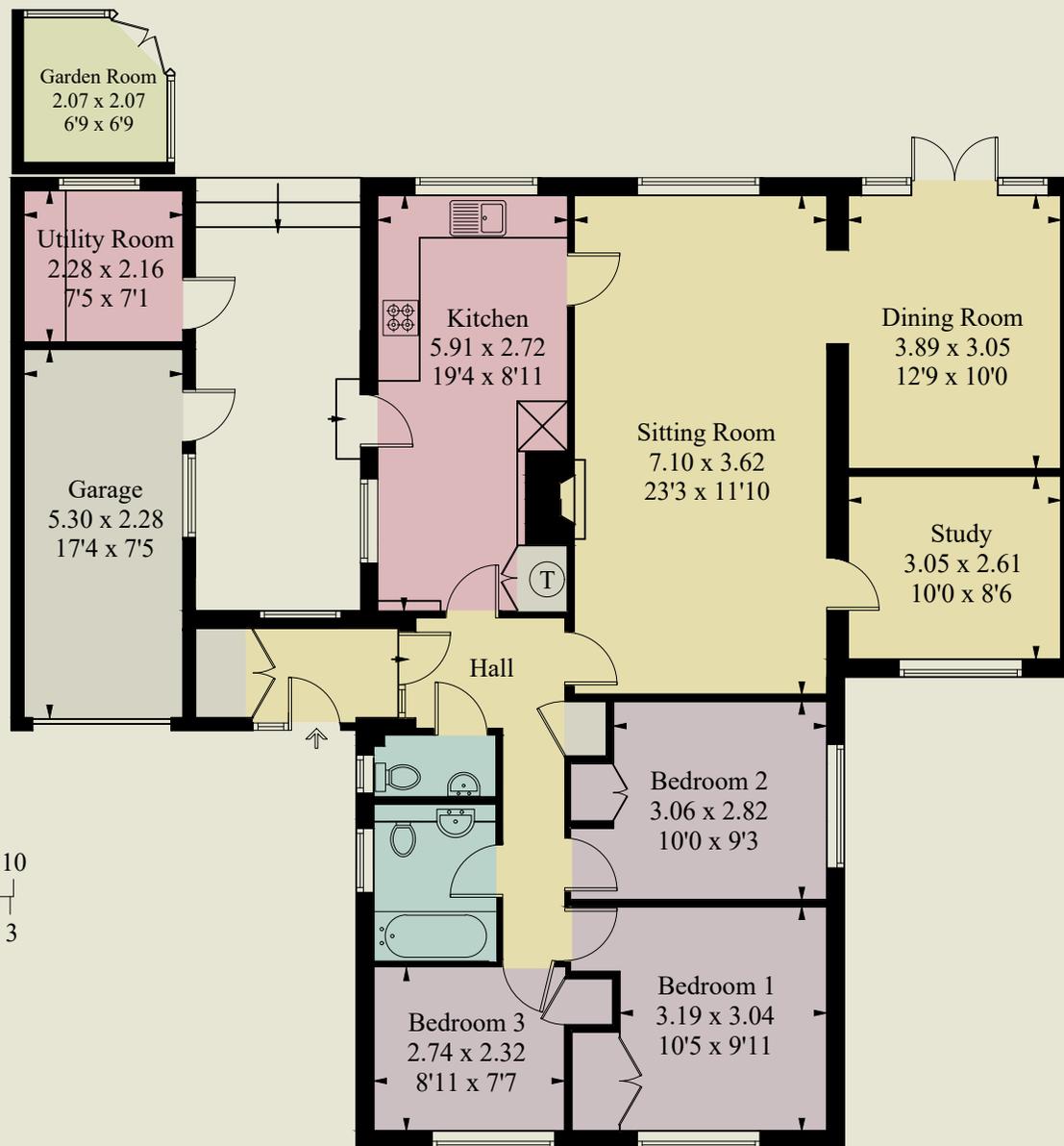


Gap House, Fairfield Road, Goring-on-Thames, Oxfordshire, RG8 0EU

Approximate Gross Internal Area (including Garage) = 129 sq m / 1388 sq ft

Garden Room = 4 sq m / 43 sq ft

Total = 133 sq m / 1431 sq ft



CREATESPACE DESIGN ref 293

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



GENERAL INFORMATION

Services: Mains Water, Gas and Electricity.

Council Tax: F

Energy Performance Rating: 57 | D

Postcode: RG8 0EU

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up the High Street, taking a right turn at the railway bridge. Take the next first left hand turn, and proceed for approximately 200 metres, where Fairfield Road will be found off on the left-hand side. Gap House is the last property 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.

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