



# FLAT 10 HIGH STREET

GORING ON THAMES ♦ OXFORDSHIRE

**Warmingham**  
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# FLAT 10 HIGH STREET

GORING ON THAMES ♦ OXFORDSHIRE

Pangbourne on Thames - 5 miles ♦ Reading - 9 miles ♦

Wallingford - 6 miles ♦ Newbury - 13 miles ♦ Oxford - 20 miles

♦ M4 at Theale (J12) - 10 miles ♦ Henley on Thames - 12 miles

(Distances approximate)

Situated in the heart of this picturesque Thameside Village within the 'Conservation Area', and easily accessible for the River and mainline Station. A well presented 3 bedroom first floor flat.

♦ Close walking distance to the Mainline Rail Station to London Paddington

♦ External steps to first floor

♦ Kitchen

♦ Living room / Dining Room

♦ Cloakroom

♦ 3 Double Bedrooms

♦ Bathroom with bath and overhead shower

♦ Approximately 936 Sq Ft



## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands opposite above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'. In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. 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 and leisure and fitness facilities.

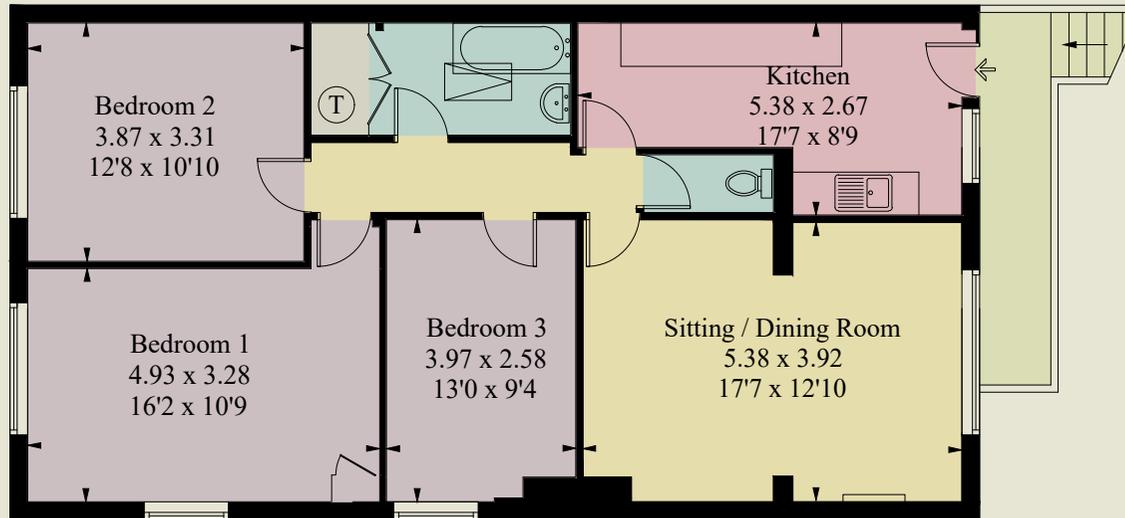
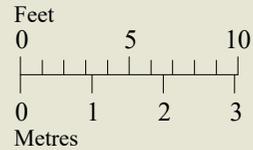
Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.





## Flat, 10 High Street, Goring-on-Thames, Oxfordshire, RG8 9AT

Approximate Gross Internal Area = 87 sq m / 936 sq ft



First Floor

CREATESPACE DESIGN ref 356

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

### GENERAL INFORMATION

**Services:** Heating and hot water and mains drainage.

**Council Tax:** D

**Energy Performance Rating:** D

**Postcode:** RG8 9AT

### ADDITIONAL INFORMATION

Deposit is equal to 5 week's of the rent = £1442.30

Holding Deposit is equal to 1 week of the rent = £288.46

Minimum term is 12 months

Please note there is no allocated parking or garden.

### VIEWING

Strictly by prior appointment through Warmingham & Co

### DIRECTIONS

From our offices in the centre of the Village turn right and proceed up the High Street. The flat is above the hairdressers.

### 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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