



# 22 ELVENDON ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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# 22 ELVENDON ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles ♦  
M40 At Lewknor (J6) - 15 miles ♦ M4 At Theale (J12) - 9 miles  
♦ Heathrow Airport - Approx. 40 miles ♦ Wallingford - 5 miles ♦  
Henley on Thames - 13 miles (Distances approximate)

A detached 3-bedroom home of approximately 1517 Sq Ft with fantastic extended living accommodation renovated to a high standard, incorporating many eco features, with lovely mature garden with summer house/home studio.

Conveniently located within the Village, well placed for the Primary School and local shop, with the High Street shops and mainline station easily accessible.

♦ In All Approximately 1517 Sq Ft

- ♦ Entrance
- ♦ Sitting Room / Dining Room With Log Burner
- ♦ Open Plan Kitchen

- ♦ Store Room
- ♦ Shower Room

- ♦ 3 Bedrooms
- ♦ Family Bathroom

- ♦ Utility Room

- ♦ Solar Panels Providing Feed In Tariff Income

- ♦ Mature Rear Garden featuring 2 Greenhouses and Raised Beds

- ♦ Detached Garage
- ♦ Summer House
- ♦ Home Studio with electricity and water

- ♦ Shared Driveway



## 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.

Crossrail services have commenced from Reading which 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.

Elvendon Road is approached off the Wallingford Road and leads out of the village in an Easterly direction, winding up through the scenic Elvendon Valley passing the Grade I Listed Elvendon Priory with private, Estate owned farmland and woodland on each side. The Primary School and a local Shop are in close proximity the former having easy off road access via Bourdillon Field and the main High Street and Station are also within easy reach.

The tree lined road is known for its abundance of spring flowers especially bluebells and for the chestnut trees which extend along part of the road as it climbs up to Goring Heath and Woodcote. Many footpaths and bridle ways give access over this delightful area of unspoilt countryside.

## PROPERTY DESCRIPTION

Dating from the 1930's and recently enlarged and improved to a high standard by the current owners, 22 Elvendon Road is a beautifully presented light and airy home, affording contemporary accommodation incorporating many modern features, including solar panels, MVHR air system and LED lighting. The property has zoned underfloor heating throughout the main house and engineered oak flooring as well as carpet in the bedrooms. All the windows, except the shower room are "tilt and turn" which offers a huge advantage to one storey properties. The sitting/dining room has a log burner and 2 sets of french doors leading out to the terrace as well as giving wonderful views of the garden. The open-plan kitchen sits in the middle of the property and features a granite island and 2 velux windows for lots of natural light. There are 3 bedrooms and 2 bathrooms - one is a shower room and the other has a bath with overhead shower. There is also a utility room. Subject to planning consent, creating a second floor is possible, as other neighbouring properties have achieved this.

## OUTSIDE

The driveway is shared, but splits off in front of the property which has an additional parking space. There is a large border to the front which is amass of plants and shrubs. The driveway continues up to the detached garage and parking in front. There is a brick and iron design wall leading up to the garage and steps take you down



to the front door which has a wood and glass porch area. The path then leads round to the terrace which comes off the living room. The terrace is surrounded by bountiful borders which have ferns, herbs, grasses and various plants. On the other side is a pathway leading around the side of the house with pedestrian gate to the front. The borders are made of brick and railway sleepers featuring many more planting.

The planting in the garden is simply breathtaking. There are many beds and borders bursting with flowers of various colour. With lawn areas in between, the garden also features a pond, raised beds for vegetable and fruit growing as well as a summer house, 2 greenhouses and a home office/studio which is connected to water and electricity.

The gardens are truly a delight and there are various areas to sit back, relax and enjoy them in. An additional feature is a gate leading from the garden directly on to the Bordillion field behind.

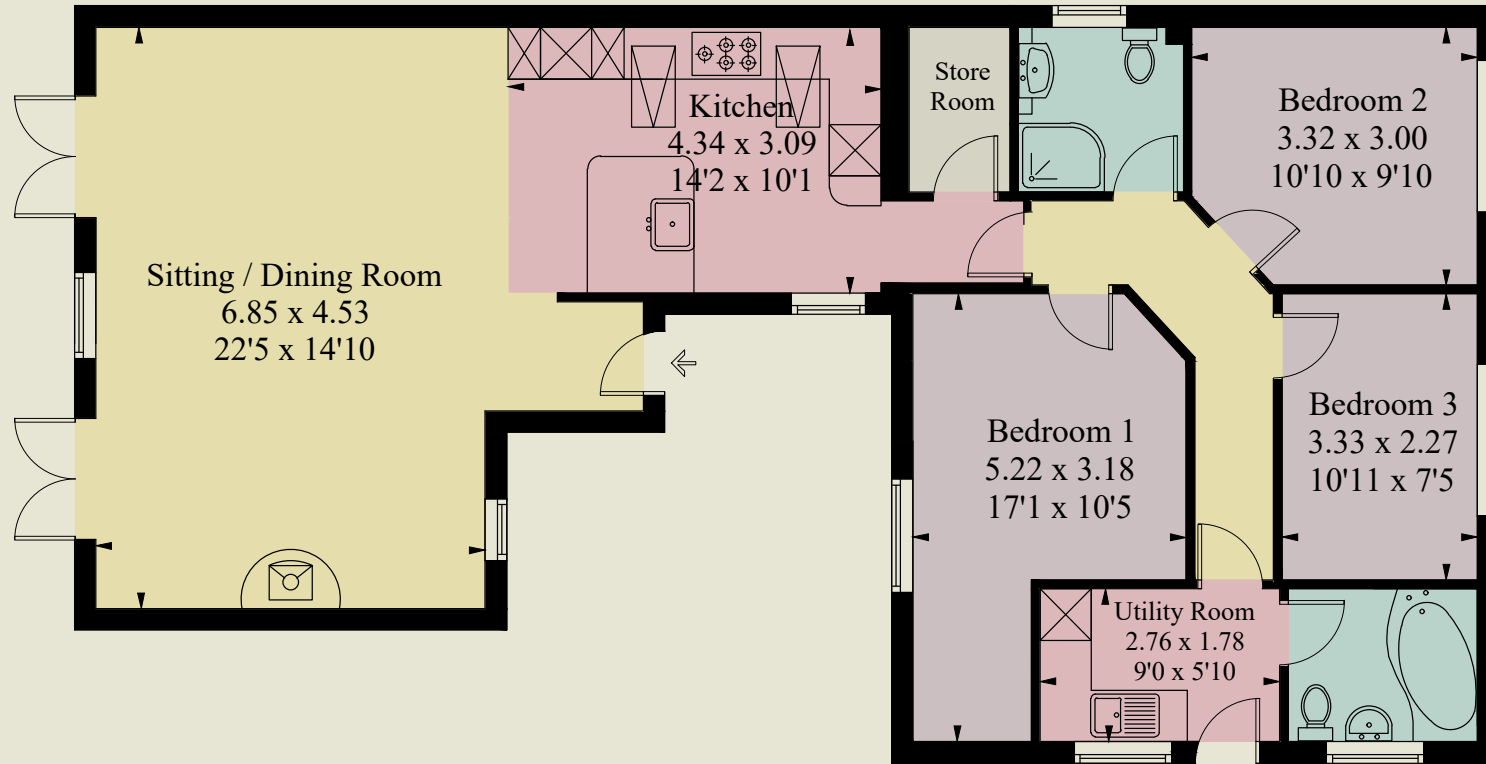


# 22 Elvendon Road, Goring on Thames, Oxfordshire, RG8 0DU

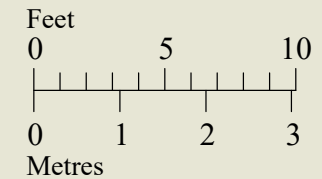
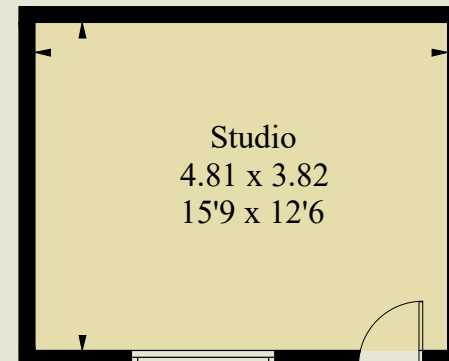
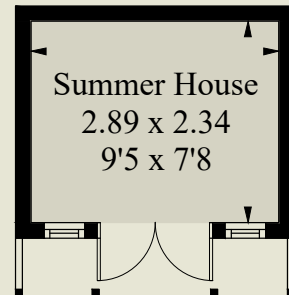
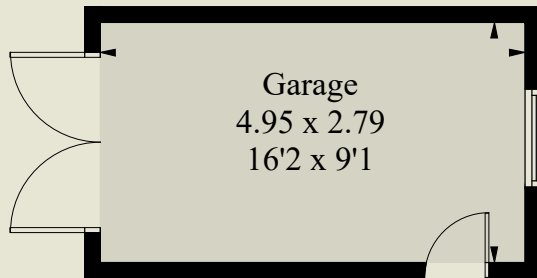
Approximate Gross Internal Area = 103 sq m / 1108 sq ft

Outbuildings = 38 sq m / 409 sq ft

Total = 141 sq m / 1517 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 387

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



## GENERAL INFORMATION

**Services:** All main services are connected to the property. Central heating and domestic hot water from gas fired boiler. 12 Solar Panels offer feed-in tariff income. The Solar panels are uprated 327w and produce up to 3.9kw.

**Council Tax:** E

**Energy Performance Rating:** 75 C

**Postcode:** RG8 0DU

**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 in a further ¼ mile turn 4th right into Elvendon Road. No 22 will be found approximately a third of the way along on the right 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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