



## 19 LYCROFT CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

**Warmingham**  
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# 19 LYCROFT CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

Goring & Streatley Station (London Paddington within the hour)

- 6 mins walk ♦ Reading (London, Paddington 27 minutes) -

10 miles ♦ M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley

on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles

(Distances and times approximate)

Situated in the quiet heart of the village, just a stones throw from the village shops, River Thames, mainline railway station providing direct access to London Paddington in under the hour, and yet also within close walking distance of the well revered village primary school, a modern family home of approximately 1,656 sq ft in size, set in mature south facing gardens of approximately 0.14 of an acre, encompassing a traditional yet open plan internal design with most attractive fixtures and fittings, providing for a delightful family home in a simply lovely location, with early viewing being highly recommended.

♦ Spacious Driveway

♦ Reception Hall

♦ Cloakroom

♦ Sitting Room With Fireplace

♦ Kitchen

♦ Utility Room

♦ Dining Room

♦ Conservatory

♦ Landing

♦ 1st Bedroom With En-Suite Shower Room

♦ 2nd Bedroom With Dressing Room

♦ 3rd Bedroom

♦ Family Bathroom

♦ Integral Garage

♦ Internally Extending To Approximately 1,656 Sq Ft

♦ Private & Mature Gardens & Grounds Extending To Approximately 0.14 Of An Acre



## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downs 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 area is also extremely well served by an excellent range of state and private schooling.

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.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory 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.

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 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 in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

Lycroft Close is a quiet L-shaped cul-de-sac approached off the wide tree lined Milldown Avenue. The Close comprises detached houses of differing size, architectural design and internal arrangement and were built in the mid 1960's by Gough Cooper, a well-respected Development Company. The houses are traditionally constructed in a contemporary style for the period and have the benefit of good-sized gardens. The top part of the Close only has houses along one side of the road which all face a wide grassed verge with mature deciduous trees forming a small copse extending along the full length behind providing colour and interest through the year.

## PROPERTY DESCRIPTION

Ideally situated within the quiet heart of this quintessentially English village, but a short walk to The River Thames, extensive high street shops and restaurants, the well revered primary school, and for the mainline railway station providing direct access to London in under the hour, 19 Lycroft Close sits back in its plot, privately enjoying south facing mature gardens and grounds of approximately 0.14 of an acre.

Having traditional red brick elevations under a pitched tiled and part dormered roof with wide glazing, the property presents itself as a contemporary family home which extends to approximately 1,656 sq ft, affording a delightfully traditional yet open plan layout, with 3 reception rooms, 3 bedrooms, 2 being suites, 2 bathrooms, as well as an integral garage.

With a most impressive design and lifestyle is to be enjoyed, in a most charming setting, a simply delightful family home is afforded.



## OUTSIDE

Quietly and privately situated directly off Lycroft Close, a private driveway leads up to the integral garage and front door, opening through to the reception hall. Extensive planting and an expansive lawned garden run across the front and side of the house, leading through wide double timber gates to the main south facing rear garden and grounds.

The rear garden is spacious and light, and ever so attractive and mature, with great privacy afforded, benefitting from a wealth of established attractive planting to all boundaries, which flank a central lawned garden. A wide paved patio terrace leads off the rear of the house itself, providing a charming situation for al-fresco dining and entertaining.

Wonderfully mature and most private, the landscaped gardens and grounds must be viewed to be fully appreciated.



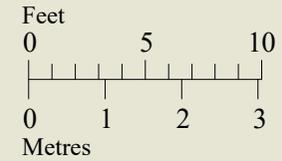


# 19 Lycroft Close, Goring on Thames, RG8 0AT

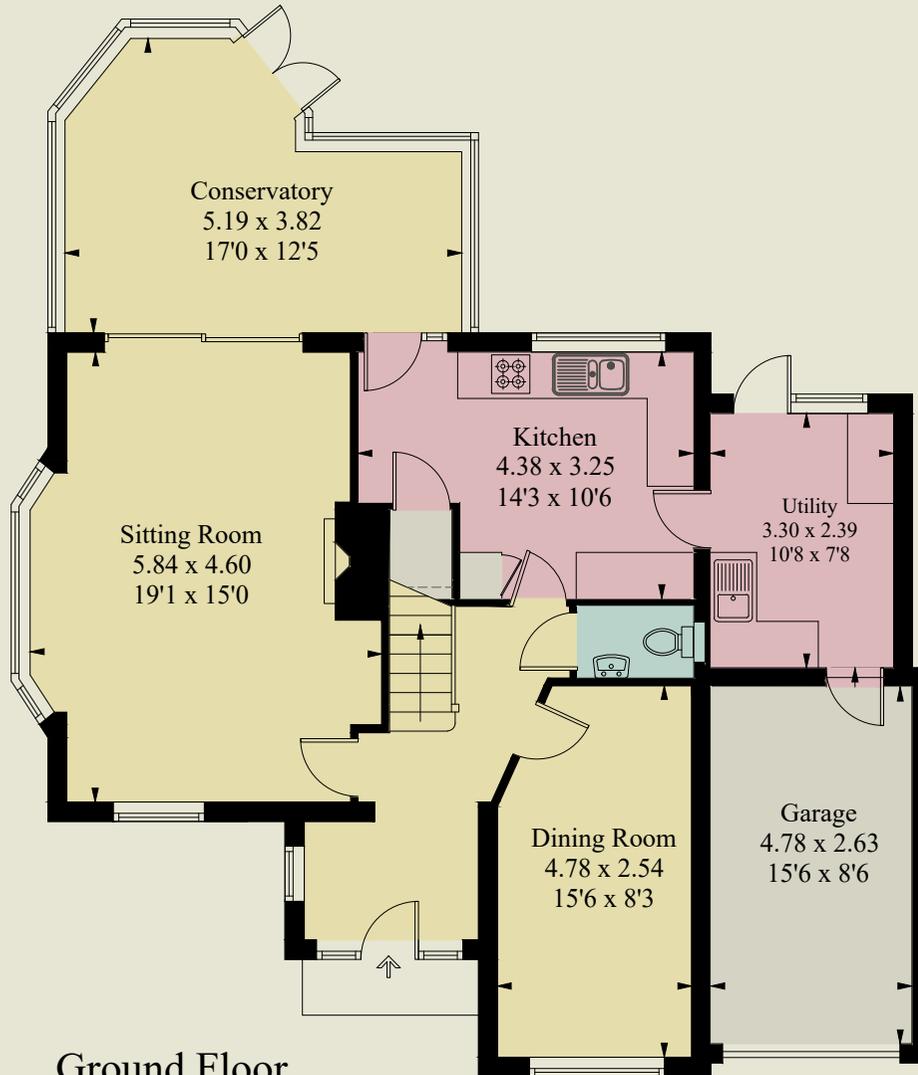
Approximate Gross Internal Area (including Garage) = 153 sq m / 1646 sq ft

Limited Use Area = 1 sq m / 10 sq ft

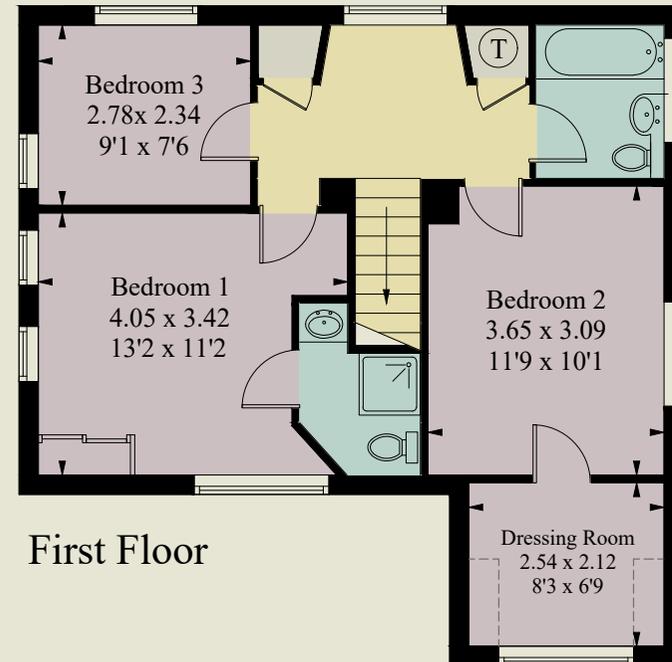
Total = 154 sq m / 1656 sq ft



 = Limited Use Area



Ground Floor



First Floor



## GENERAL INFORMATION

**Services:** Mains gas, water, electricity and drainage are connected. Central heating and hot water from gas fired boiler.

**Energy Performance Rating:** TBC

**Postcode:** RG8 0AT

**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 where at the railway bridge junction turn left onto the Wallingford Road. Continue along for a further ¼ of a mile taking the second turning right into Milldown Avenue. Half way along Milldown Avenue, turn left into Lycroft Close and, No 19 will be found towards the further end quietly tucked away 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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