



# 75 WALLINGFORD ROAD

GORING ON THAMES ♦ OXFORDSHIRE

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- ♦ Goring & Streatley Train Station (London Paddington within the hour) ♦ Reading 11 miles (London, Paddington 27 minutes) ♦ M4 (J 12 ) 11 miles ♦ M40 (J6) 14 miles
- ♦ Henley on Thames - 12 miles ♦ Oxford 19 miles
- ♦ Wallingford 4.5 miles (Distances and times approximate)

Favourably located on the elevated fringe of the village opposite fields and open Chilterns countryside with stunning far reaching rear views directly across to the scenic Downlands on the Berkshire side of the river Thames.

An individual detached elevated Bungalow with two bedrooms and two reception rooms, in a delightful semi-rural setting with extensive lawned gardens and grounds of approaching 1/3 of an acre.

♦ Private Gravelled Driveway

♦ Car Port

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♦ Entrance Hall

♦ Sitting Room with Wood Burning Stove

♦ Kitchen/Breakfast Room

♦ Dining Room

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♦ 2 Double Bedrooms

♦ Spacious Shower Room

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♦ Balcony with Panoramic Countryside Views

♦ Basement Store Rooms

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♦ Mature & Private Gardens and Grounds of Approximately

0.314 Acres



## LOCATION

In the panoramic Thames Valley between Reading and Oxford on the Berkshire/Oxfordshire borders lies the picturesque village of Goring on Thames nestling on the bank of the river opposite the village of Streatley. Situated at a historic crossing point of the Thames known as the 'Goring Gap' where the ancient Ridgeway Path comes down from the Berkshire Downlands to meet the river then continues up onto the Chilterns and thence along the Icknield Way to East Anglia.

The surrounding countryside is a designated A.O.N.B. and the centres of both Goring and Streatley are now 'Conservation Areas' thus preserving the many notable period properties some of which date from the 15th and 16th Centuries reflecting a rich architectural heritage.

Goring became increasingly prosperous following the arrival of Brunel's railway and there are many examples of imposing Victorian and Edwardian houses.

Today Goring is a thriving community well serviced by a good range of shops and amenities including a Bank, health centre, dentist, library, traditional inns, restaurants, boutique Hotel, riverside Café, Village Hall from where many activities are run, and an excellent Primary School with a wide range of both State and Private Schools available in the local area.

Most importantly, the village has a mainline station with fast services up to London (Paddington) which service will be greatly improved



with the arrival of the Cross-rail in the near future. Road links are also excellent to major surrounding towns and for the M4 and M40 motorway networks.

## PROPERTY DESCRIPTION

Dating from the 1950's, 75 Wallingford Road is a detached bungalow, built in an elevated position with basement storage below. The front door opens into a central Reception Hall with all rooms leading off. There is a spacious Kitchen/Breakfast Room, Dining Room with sliding doors to the balcony, Sitting Room with wood burning stove, two large Double Bedrooms and a spacious Shower Room. The reception rooms to the rear enjoy stunning open westerly views across the Thames Valley to the Berkshire Downslands beyond.

## OUTSIDE

To the front of the property is a private gravelled driveway & car port providing ample off road parking space and flanked by lawned front gardens with mature shrubs & trees on the boundaries. A pathway leads up to the front door and beyond to a side gate providing access to the rear. The impressive gardens gently slope away from the house, enjoying simply wonderful panoramic views across the Thames Valley. A raised balcony terrace leading off the dining room provides an excellent spot for outside dining and entertaining, facing West and enjoying fabulous sunsets. Steps from the balcony lead down to the generous gardens which are mainly laid to lawn, interspersed with borders and mature shrubs & trees, with hedges to the boundaries. A further patio terrace is sited part way down the garden, and towards the top is a greenhouse, timber storage shed and access to the basement storage rooms.


In all the grounds amount to approximately 0.314 acres.

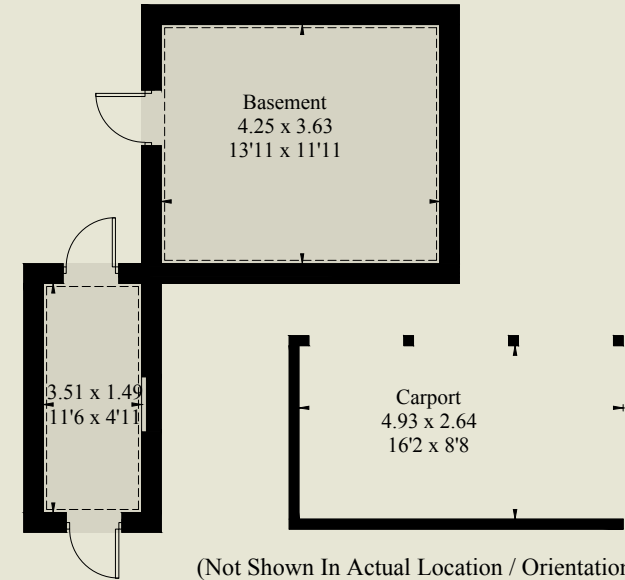
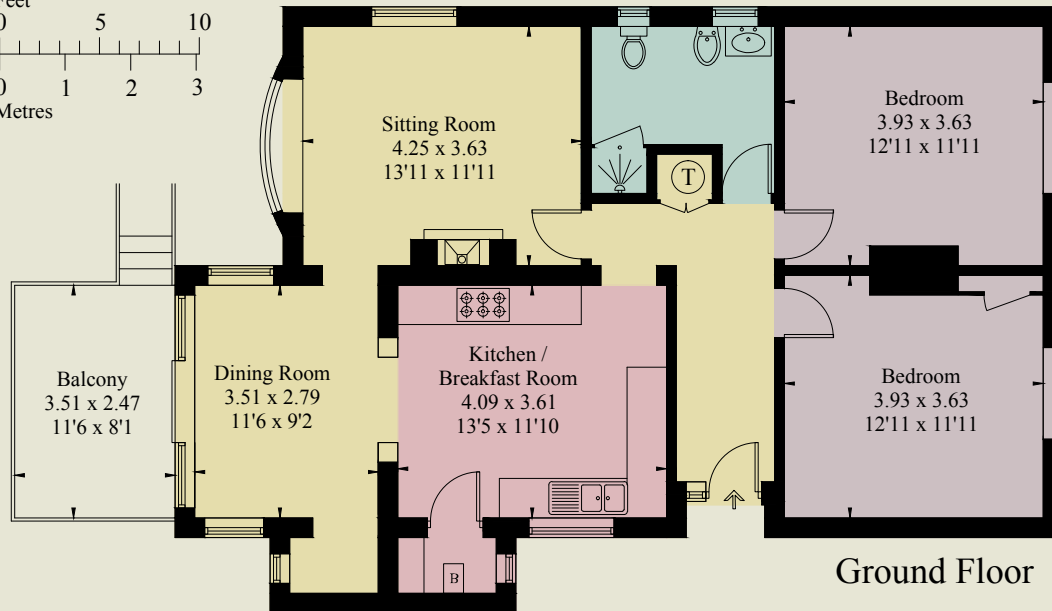
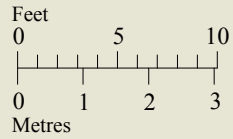


# 75 Wallingford Road, Goring, Reading, RG8 0HL

Approximate Gross Internal Area  
House = 93.3 sq m / 1004 sq ft  
Basement = 20.7 sq m / 223 sq ft  
Total = 114.0 sq m / 1227 sq ft



 = Reduced headroom below 1.5m / 5'0



FLOORPLANZ © 2018 0203 9056099 Ref: 209067

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.





## GENERAL INFORMATION

**Services:** All mains services are connected to the property. Central heating and hot water from gas fired boiler.

**Council Tax:** D

**Postcode:** RG8 0HL

**Energy Efficiency Rating:** D / 64

**Local Authority:** South Oxfordshire District Council. Telephone: 01235 422422

## 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 on this road and on reaching the elevated section just before leaving the village the property will be found off on the left hand side opposite open fields and countryside.

## VIEWING

Strictly by appointment through Warmingham Estate Agents & Valuers.

## 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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