



45 WALLINGFORD ROAD

GORING-ON-THAMES ♦ SOUTH OXFORDSHIRE

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Central Village Shops & Mainline Station - 5 mins walk ♦ Wallingford on Thames - 4.5 miles ♦ Pangbourne on Thames - 4.5 miles ♦ Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles ♦ Henley on Thames - 12 miles ♦ M4 at Theale (J12) - 10 miles M40 at Lewknor (J6) - 16 miles (Distances and times approximate)

Privately situated in an area of outstanding natural beauty, close to the heart of this favoured riverside village, and conveniently placed within walking distance for the village primary school, as well as for the excellent range of shops, amenities, and mainline railway station affording access to London Paddington in under the hour, a delightful 2 bedroom, 3 reception room detached home, with stylish fixtures and fittings evident throughout, situated in mature private gardens and grounds of approximately 1,216 sq ft, benefitting from a delightful modern & contemporary flare, affording attractively arranged spacious accommodation, with integral garage, and potential for further enlargement in to the spacious loft.

♦ Close Walking Distance Of Extensive Shops & Amenities, Schooling, National Trust Countryside, The River Thames, And Mainline Railway Station To London Paddington

♦ Private Gravelled Driveway & Forecourt

♦ Entrance Hall

♦ Sitting Room With Fireplace & Bay Window

♦ Kitchen / Breakfast Room

♦ Utility Room

♦ Conservatory

♦ 2 Bedrooms

♦ Family Bathroom

♦ Integral Garage

♦ In All Extending To Approximately 1,216 Sq Ft

♦ Mature & Private Gardens and Grounds of Approximately 0.19 Of An Acre

♦ Timber Shed

♦ Greenhouse



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 old world 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, Moultsford 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.

PROPERTY DESCRIPTION

A most delightful home, contemporary in design, having whitened rendered elevation with part brick detailing under a pitched tiled roof, with glazing affording great natural light, 45 Wallingford Road is a simply charming detached property, situated on the close fringe of the village, within easy walking distance of the village primary school, shops, far-reaching rural walks, river Thames, and the mainline railway station affording access to London in under the hour.

Standing well set back away from the road in a stunning mature gardens and grounds which extend to approximately 0.19 of an acre the property offers well-proportioned and spacious 2 bedroom, 3 reception room family accommodation, with the benefit of a utility room and also an integral garage.

In more recent years, the property has been modernised and enlarged, successfully blending in architecturally the old with the new, creating a most delightful contemporary home which affords traditional and open plan living, embracing its stunning gardens and grounds and private surroundings.

Careful planning and attention has been provided to combine modern open plan living with that of a rather more traditional nature also, whilst embracing the delightful mature gardens and grounds and encapsulating an al fresco lifestyle, providing for an exquisite home.

OUTSIDE

Set well back elevated from the Wallingford Road, behind a spacious lawned front garden with extensive mature planting affording great seclusion and an attractive backdrop, a gravelled driveway runs up to the property itself, widening at one side, with the integral garage to the other, affording great privacy and spacious parking. At the side is a gated access leading to the side of the property and main rear gardens.

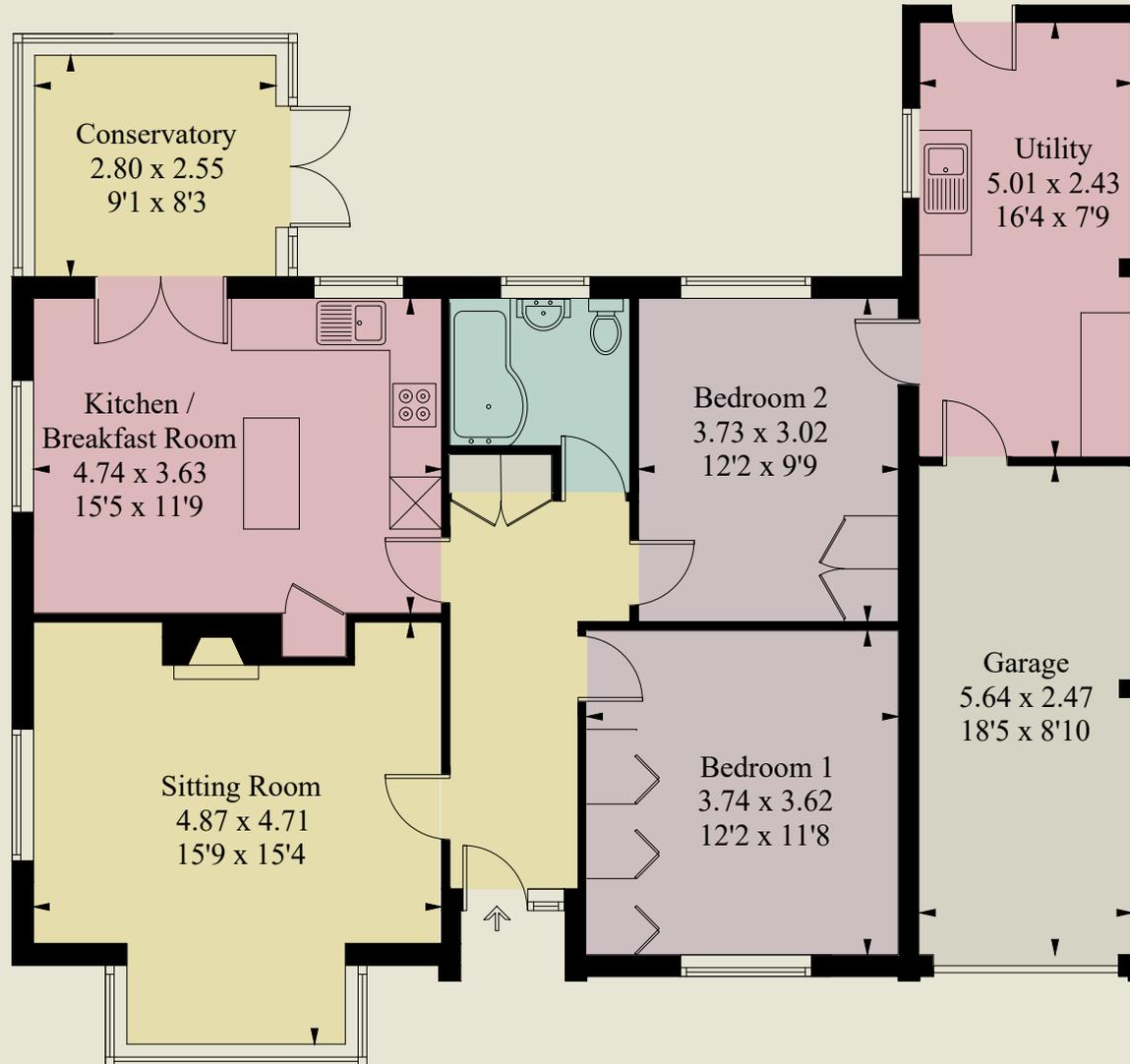
A wide flagged terrace runs along the back of the property, with a pathway leading along one side of the garden to the timber shed and greenhouse, with space for a vegetable garden behind the greenhouse off to one corner. Perfectly situated, the spacious patio terrace overlooks the gardens and provides the perfect spot for 'Al-fresco' dining. Extensively planted with mature hedging and trees, and colourful borders, the gardens are laid mainly to lawn, and afford great privacy and space, and in all extend to approximately 0.19 of an acre.





45 Wallingford Road, Goring-on-Thames, RG8 0HL

Approximate Gross Internal Area = 113 sq m / 1216 sq ft (including Garage)



Ground Floor

CREATESPACE DESIGN ref 194

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 hot water from gas fired boiler.

Energy Performance Rating: D / 60

Postcode: RG8 0HL

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From the centre of Goring-on-Thames proceed up to the top of the High Street and at the railway bridge junction turn left onto the B4009, Wallingford Road. Continue along for a further 500 metres or so, and 45 Wallingford Road will be found off on the left-hand, a short way after a crossroads with Elvendon Road and Mill Road.

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.

Warmingham

www.warmingham.com



01491 874144

4/5 High Street, Goring-on-Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

