



45 SPRINGHILL ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham

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Goring & Streatley Station (London Paddington within the hour) - 10 mins walk

◆ Reading (London, Paddington 27 minutes) - 10 miles ♦ M4 (J 12) - 10 miles ♦

M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles

(Distances and times approximate)

Privately situated on the elevated fringe of this quintessential English riverside village, just a short walk to the village primary school, river Thames, shops, restaurants, and mainline railway station affording access to London in under the hour, this delightful period residence enjoys a most relaxing ambience and outlook, with origins dating back to the 1930's, set in stunning gardens and grounds of approximately 0.18 of an acre, yielding modern and contemporary design throughout, having been more recently enlarged and extensively modernised and refurbished, showcasing stylish fixtures & fittings, with spacious and elegant accommodation extending to approximately 2,411 sq ft (Inclusive limited use area), affording 5 bedrooms, 1 being a suite, 2 bathrooms, and 3 reception rooms, and an integral garage.

An inspired and delightful contemporary home with modern open plan living in a peaceful setting with delightful gardens, providing for a wonderful family home.

◆ An Inspired Contemporary 1930's Family Residence Extending To Approximately 2,411 Sq Ft (Inclusive limited use area) With Gardens & Grounds Of Approximately 0.18 Of An Acre

◆ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

◆ Spacious Gated Gravelled Driveway
◆ Integral Garage

◆ Reception Hall
◆ Cloakroom
◆ Sitting Room With Fireplace & Log Burner
◆ Snug
◆ Part-Vaulted Kitchen / Breakfast Room With Bi-Fold Doors To Gardens
◆ Utility Room

◆ 1st Floor Landing
◆ Master Bedroom Suite With En-Suite Shower Room
◆ 3 Further Bedrooms
◆ Family Bathroom

◆ Private Lobby To 2nd Floor
◆ 2nd Floor Landing
◆ 5th Bedroom

◆ Planning Permission Granted To Convert Integral Garage To Form Study & Dormer Window To 2nd Floor

◆ In All Extending To Approximately 2,411 Sq Ft (Inclusive limited use area)

◆ Delightful Landscaped Gardens & Grounds Of Approximately 0.18 Of An Acre
◆ Spacious Timber Shed / Workshop



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands 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.





PROPERTY DESCRIPTION

Originally dating from the late 1930's, the property was originally built by the well-revered builders, 'Smallbones'. Now, having undergone both extensive refurbishment and enlargement, the property presents itself as a most impressive of generous proportions, extending in total to approximately 2,411 sq ft, inclusive of limited use area.

Standing well set back from the road in a spacious gated gardens and ground of approximately 0.18 of an acre, the house provides open plan accommodation to the ground floor, which yields a more contemporary flare, and embraces inside and outside living, whilst to the 1st and 2nd floors, more traditional accommodation is to be enjoyed.

Stylish fixtures and fittings are entirely evident upon viewing, with traditional notes such as a log burner to the fireplace in the sitting room being duly enhanced by the part-vaulted open plan kitchen / breakfast room, which boasts wide bi-fold doors opening out to the spacious patio terrace, with garden views privately enjoyed.

A simply wonderful opportunity afforded, and not commonly afforded to the open market, the property must be viewed to fully appreciate the wonderful opportunity afforded.

Planning permission has been granted to convert the integral garage to form a study & dormer window to the second floor.





OUTSIDE

The house stands well set back from the road, enjoying a private slightly elevated position, with timber five bar gates opening into the gravelled driveway, affording ample parking space for numerous cars, bordered with a lawned front garden and feature mature trees off to one side. The drive leads up to the integral garage and entrance to the property, with a pedestrian gate found off to one side leading to the rear of the house itself.

Spanning the entire width of the rear of the house, there is a delightful and spacious stone laid terrace, which enjoys open access to the rear open plan accommodation via the wide bi-fold doors, perfect for 'Al Fresco' dining and inside outside living. A short run of 4 steps lead up the mainly lawned gardens, flanked by clipped box hedging. To the further end of the garden there is a wood store and a timber shed / workshop, with a planted and part raised vegetable garden off to one side.

Most private and attractive, the gardens and ground extend to approximately 0.18 of an acre.

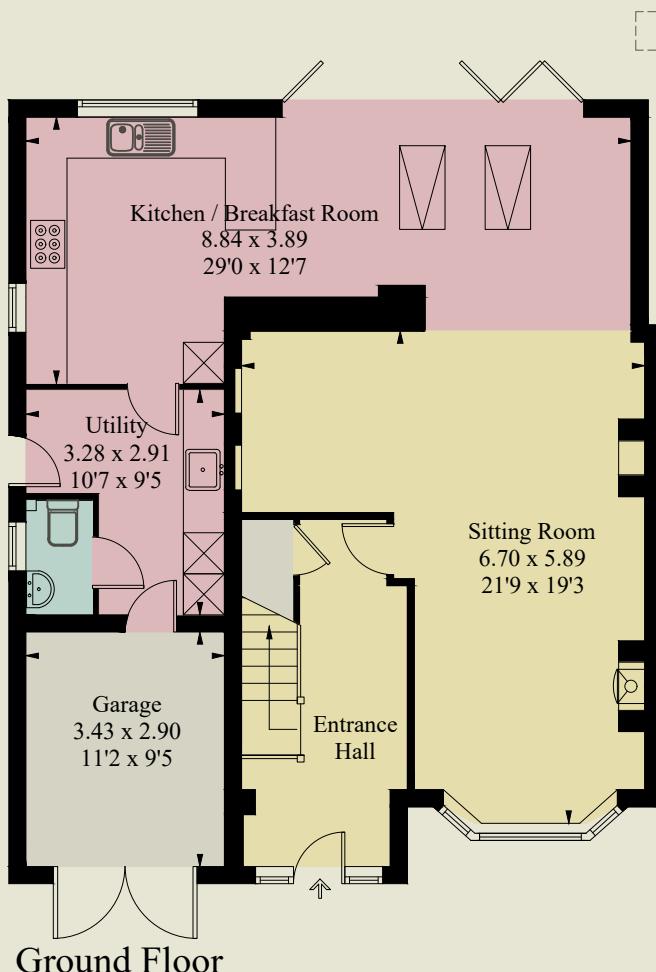
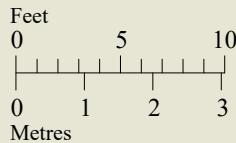


45 Springhill Road, Goring on Thames, RG8 0BY

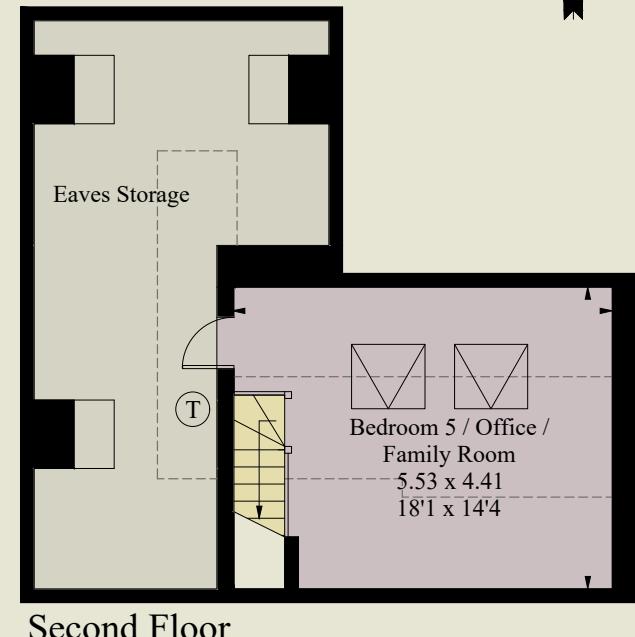
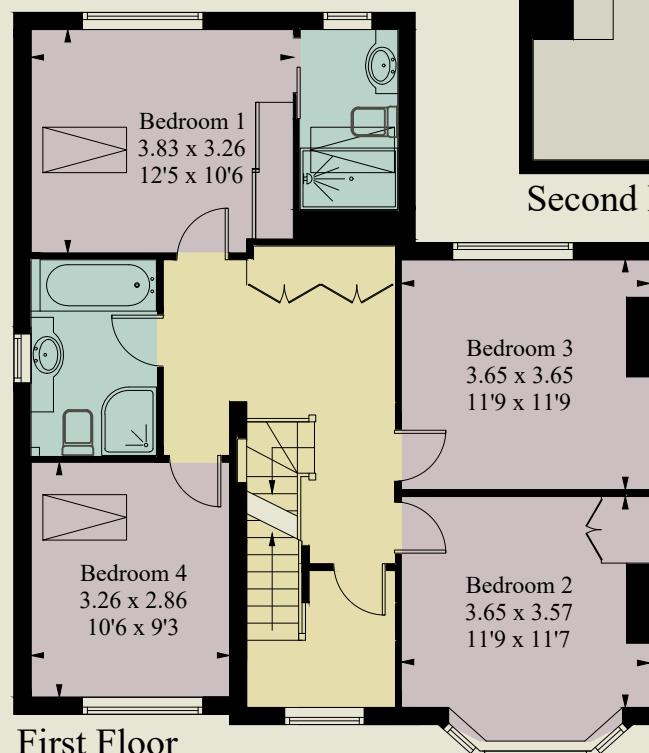
Approximate Gross Internal Area = 189 sq m / 2034 sq ft (including Garage)

Limited Use Area = 35 sq m / 376 sq ft

Total = 224 sq m / 2411 sq ft



= Reduced head height below 1.5 m





GENERAL INFORMATION

Services: All mains services are connected. Central heating and domestic hot water from gas fired boiler.

Energy Performance Rating: 67 | D

Postcode: RG8 0BY

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-on-Thames turn right and proceed up to the top of the High Street where at the railway bridge junction bear left onto the Wallingford Road. Continue along for approximately 400 metres and as the road rises take the last turning right into Springhill Road. 45 Springhill Road will be found towards the further end on the left-hand side, accessed through timber five bar gates.

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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