



6 WOLSLEY HOUSE

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

6 WOLSLEY HOUSE

GORING ON THAMES ♦ OXFORDSHIRE

Mainline Railway Station (London Paddington in under the hour)

- less than 5 minutes' walk ♦ Reading - 9 miles ♦ Wallingford

- 5 miles ♦ Henley on Thames - 13 miles ♦ Oxford - 20 miles

♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 10 miles

(Distances and times approximate)

Centrally located in this 'award winning' picturesque Village located on the banks of the River Thames between Reading, Henley on Thames, and Oxford, within a few minutes' walk of the central shops and mainline railway station providing direct access to London Paddington in under the hour.

A well presented second floor apartment affording light and airy 2 bedroom accommodation within a converted Victorian mansion house set in communal mature gardens and grounds of approximately $\frac{3}{4}$ acre with allocated resident and visitor parking.

♦ Second Floor Apartment in converted Victorian mansion house of stunning architectural heritage with retained original period features

♦ Communal Entrance Hall

♦ Kitchen/Breakfast Room

♦ Double Aspect Sitting/Dining Room with open fireplace

♦ Two Double Bedrooms

♦ Family Bathroom

♦ Internal Floor Area In all approximately 632 sq ft

♦ Beautifully Lawned Mature Gardens & Grounds Of Approximately $\frac{3}{4}$ Acre

♦ Forecourt with Allocated Resident & Visitor Parking



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the beautiful Thames Valley set between the Chiltern Hills and the Berkshire Downs approx. midway between Reading and Oxford, the area know 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 the coveted 'South England' title.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, 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.

Locally there is 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, 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 luxury 4 star riverside hotel the Swan with leisure and fitness facilities and Coppa Club restaurant.

PROPERTY DESCRIPTION

Apartment 6 Wolsley House is located on the second floor with an initially communal entrance at the rear of the house. The accommodation comprises a kitchen/breakfast room, double aspect sitting/dining room with open fireplace, two double bedrooms and family bathrooms. The apartment is light spacious with delightful village views in all directions.

The Victorian mansion house built around 1860 also has a long frontage to Station Road, originally the main street leading down to the river Thames from where a ferry used to travel across to Streatley on Thames on the Berkshire side of the river.

Of impressive architectural design and solid construction associated with the mid Victorian era, notable features include appealing brick elevations with decorative detailing and plinths, scalloped clay tile hanging in the gables, and an interesting multi gabled roof. In approximately 1893 a rear wing was added in a complimentary design expanding the accommodation and in more modern times the property was successfully converted into 6 Apartments of differing size and arrangement. Original features include heavy panelled doors, deep skirtings and door architraves, period ceiling cornicing and quality seasoned window joinery.

OUTSIDE

Wolsley House occupies a position in the heart of the village in a mature garden setting with park like grounds. Across the frontage is a lawned bank with a splayed entrance at one end having tall brick piers each side opening onto a private drive which leads to a forecourt area having designated parking bays for residents and visitors. No.6 has one allocated parking space.

The gardens are a particular feature and lie mainly to the rear being beautifully maintained and containing a number of originally planted trees including lilac, cherry, Norwegian maple and Japanese acer and eucalyptus. There are extensive lawns interspersed by clipped yew hedges separating different areas, together with numerous beds and borders containing many specimen herbaceous plants and shrubs, and with neat gravelled pathways around part of the perimeter of the house itself and extending through into the gardens.

Further along the frontage of the house, on the same side as the main entrance, there are bricked steps leading down to a series of Cellar Rooms where are situated Store Rooms for each apartment.

In all the gardens and grounds extend to approximately $\frac{3}{4}$ of an acre.

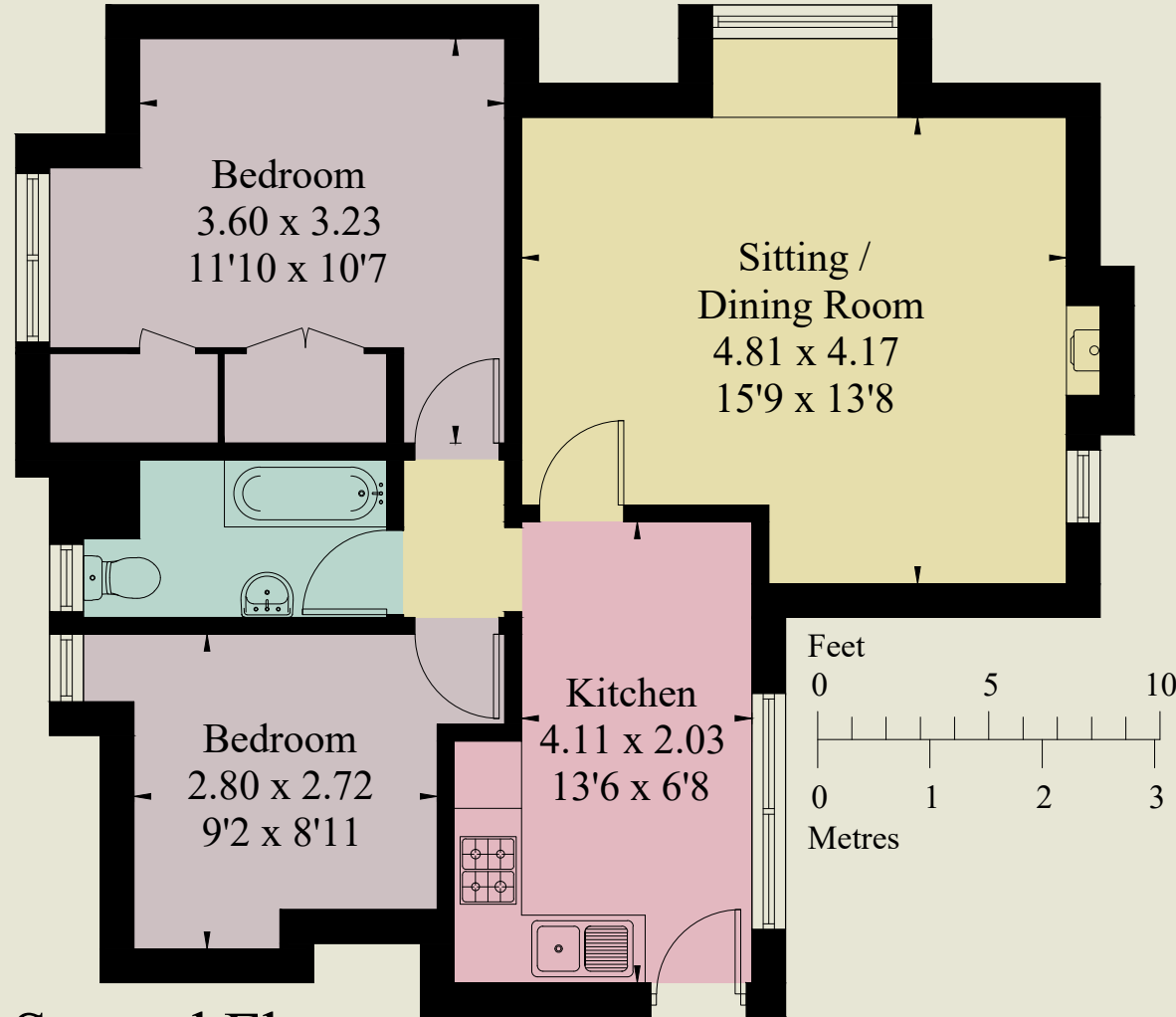


Flat 6 Wolsley House, Station Road, Goring on Thames, RG8 9HE

Approximate Floor Area = 58.7 sq m / 632 sq ft
Including Limited Use Area (1.1 sq m / 12 sq ft)



= Limited use area



Second Floor



GENERAL INFORMATION

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

Council Tax: C

Energy Performance Rating: D / 57

Postcode: RG8 9HE

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

Tenure: Leasehold with a 1/6th share of the Freehold. 999 Year Lease originating in 1984.

There is a Management Company formed by the Residents who look after the upkeep of the property. Currently the maintenance charges are £2,400 per annum, and are paid monthly. These charges include Buildings Insurance, Gardening and a contribution towards a Sinking Fund.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames turn left and proceed down the High Street. Turn left again opposite the Miller of Mansfield into Manor Road and follow the road round the left hand corner by the John Barleycorn Public House into Station Road. Wolsley House will be found on the right hand side towards the top of the road. The entrance to No.6 will be found at the rear of the house.

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

