



5 COURT GARDENS

CLEEVE ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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5 Minute Walk from Village Centre ♦ Pangbourne - 5 miles ♦

Wallingford - 6 miles ♦ Henley on Thames - 12 miles ♦

Reading - 10 miles ♦ Oxford - 19 miles ♦ Newbury - 13 miles

♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 14 miles

(Distances and times approximate)

Occupying an advantageous position within this exclusive development of only 12 apartments set in mature gardens and grounds, close to the village centre and ideally situated between Reading and Oxford in the Thames Valley bordering the Chiltern Hills and Berkshire Downs in an "A.O.N.B."

A spacious and well-appointed 2 bedroom ground floor apartment offering traditional yet contemporary accommodation of approximately 979 Sq Ft. Set within this striking late Victorian House and independently accessed, the property has lovely garden views to all rooms.

♦ Ideally situated between Reading and Oxford on the banks of The River Thames bordering the Chiltern Hills and Berkshire Downs in an "A.O.N.B." Well-appointed striking accommodation of approximately 979 Sq Ft

♦ Entrance Porch

♦ Reception Hall

♦ Cloakroom

♦ Sitting Room

♦ Kitchen Breakfast Room

♦ Main Bedroom with Ensuite Bathroom

♦ Second Bedroom with Ensuite Shower Room

♦ Mature Landscaped Communal Gardens & Grounds Of
Approximately 0.92 Of An Acre

♦ Communal Timber Store Shed

♦ Spacious "In & Out" Entrance Drive & Forecourt With 2 Designated
Parking Bays



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

COURT GARDENS

Court Gardens is a prestigious development of 12 unique high-quality apartments, built by the 'award' winning company Berkeley Homes in 1999, who sympathetically converted and refurbished an imposing late Victorian village house of some significance with its original fine architectural features carefully retained. To the rear, they added a newly built 3 storey complex, successfully matching the external period style and replicating the Victorian theme with stone window sills, appealing red brickwork and clay tile hanging to elevations with exposed timbering in the gable ends all under an interesting clay tile roof featuring turreted bays and decorative windows.

PROPERTY DESCRIPTION

5 Court Gardens occupies an advantageous position located on the ground floor rear overlooking the gardens. Entrance is under a porch, leading into the hallway which gives access to all rooms as well as having a cloakroom, airing cupboard and coats cupboard. Even in this modern part, many architectural features from the original building's era are evident, such as picture rails, ceiling roses and cornicing. The living room has a lovely bay window overlooking the gardens as well as a fireplace. Located on the southern part of the building, it benefits from much natural light. The kitchen/breakfast room is fully fitted and spacious, allowing for dining. There are 2 double bedrooms. The main bedroom has 2 double fitted wardrobes and a large ensuite bathroom and the second bedroom has one double fitted wardrobe and an ensuite shower room. A well laid out apartment with light and airy rooms. An early viewing is advised.

OUTSIDE

The professionally landscaped and beautifully laid out gardens and grounds provide a further feature of the property with the Apartments deriving great benefit from the delightful mature tree-fringed private setting.

There are neat lawns with numerous interesting and well planted flower and shrub borders which contain many different varieties. Set around the boundaries are tall trees, many original varieties which add a rustic back cloth as well as giving natural privacy.

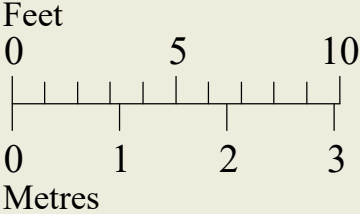
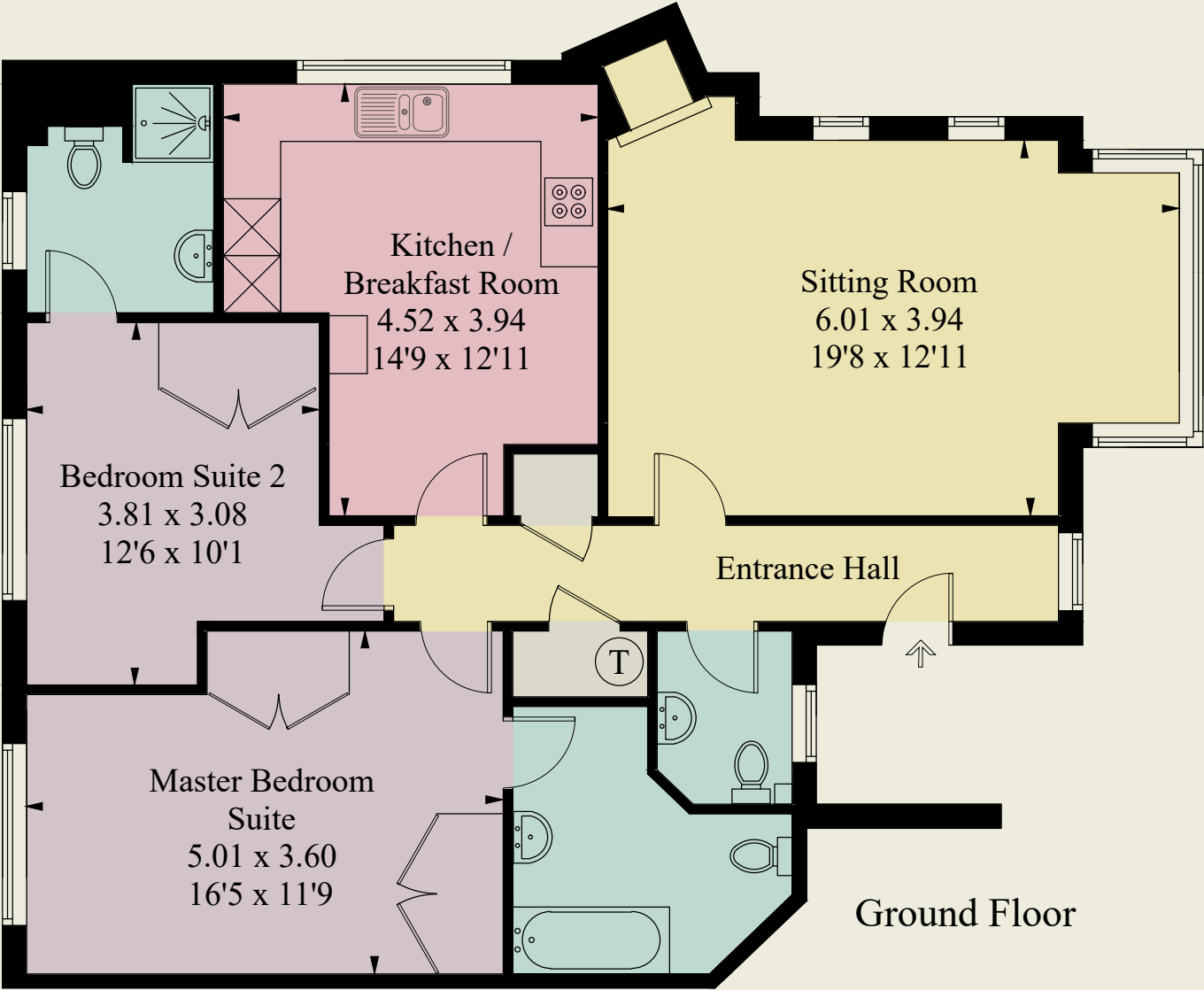
Extending along the frontage with Cleeve Road is a mature shrubbery with specimen trees which adequately screen the house. At either end there are gravelled vehicular entrances into the property and to the parking areas. Each Apartment has 2 Parking Spaces, the 2 spaces for 5 Court Gardens are directly outside the apartment. At the rear of the house is situated a large timber-built Store Shed which is used for communal storage.

Delightfully attractive, the communal gardens and grounds extend to approximately 0.92 of an acre, and should be viewed to be fully appreciated.



5 Court Gardens, Cleeve Road, Goring-on-Thames, Oxfordshire, RG8 9BZ

Approximate Gross Internal Area = 91 sq m / 979 sq ft



Ground Floor



GENERAL INFORMATION

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

Postcode: RG8 9BZ

Local Authority: South Oxfordshire District Council

- ◆ Tenure: Leasehold. Each apartment owns 1/12th share ownership of the freehold
- ◆ Length of lease 999 year lease. 975 years remaining
- ◆ Annual ground rent amount: No Ground Rent
- ◆ Ground rent review period: N/A
- ◆ Annual service charge amount: £192.75 per month
- ◆ Service charge review period: Yearly
- ◆ Council Tax Band F
- ◆ Shared Ownership: N/A
- ◆ EPC D/68

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our office turn right and past shops turn left. Continue along Cleeve road past Nuns Acre and Millers Close. Court Gardens is on the right and number 5 is on the ground floor at the end of the drive.

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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