



# THE PENTHOUSE

APARTMENT 5 CHILTERN COURT ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

**Warmingham**  
www.warmingham.com



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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 8 miles  
(Distances and times approximate)

Conveniently located within the delightful riverside village of Goring-on-Thames, easily accessible for extensive high street shops and local amenities, scenic River Thames, and mainline railway station providing access to London Paddington within the hour and Reading and Oxford.

The Penthouse suite is a top floor apartment within Chiltern Court, a signature development built by Cantay Homes in 2008. The Penthouse boasts approximately 1,558 sq ft of impressive light open plan living accommodation built in a contemporary, individual and stylish design. The top floor is both private and enjoys a stunning and far reaching view of the Chiltern Hills, with exclusive elevator lift access.

- ♦ Contemporary Penthouse Apartment Extending To Approximately 1,558 Sq Ft With Elevator Lift & Private Access
- ♦ Covered porch entrance to communal Reception Hall
- ♦ Private Secondary Entrance Hall & Staircase to The Penthouse
- ♦ Private Reception Hall with glass skylight and Vaulted Glazed Lantern Light
- ♦ Spacious living room with Open Plan Kitchen / Dining Room with Fitted Bookshelves
- ♦ Custom designed modern kitchen with granite work surfaces and instant boiling / chilled water tap
- ♦ Expansive views and daylight nuanced by stylish blinds and bespoke French shutters throughout
- ♦ Impressive Master bedroom with en suite bathroom and bespoke solid oak wardrobe with fitted safe
- ♦ Large second bedroom with eave storage
- ♦ Contemporary family shower room
- ♦ Spacious Walk-in Utility/cloakroom with washing machine plumbing and generous storage space
- ♦ Exclusive solar panels and immersion heater for secondary and tertiary water heating
- ♦ Mature Communal Garden and grounds with two private car parking spaces and secure cycle storage



## 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 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.

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

The Penthouse suite is a top floor apartment within Chiltern Court, a signature development built by Cantay Homes in 2008. The Penthouse boasts an impressive 1,558 square feet of light open plan living accommodation built in a contemporary, individual and stylish design with far reaching views being afforded also.

The apartment is located on the second floor accessed directly via a private elevator lift or staircase where you enter into the reception hall which has natural light flooding in from a large vaulted glazed lantern light. Stylishly decorated throughout, accessible from the reception is a spacious new open plan kitchen /dining room with fitted book shelving, sitting room, and two large double bedrooms. The Master Bedroom has an en-suite bathroom and bespoke fitted wardrobes. The apartment also has a Family Shower room and utility / cloak room.

### OUTSIDE

The overall development is fully enclosed and sheltered by lap larch fencing and a mixture of mature hedging and trees.

The hedge lined private entrance leads to the side and rear car parking areas and the main communal entrance to the apartments. The Penthouse has two allocated car parking bays, plus there is sufficient space for visitors to park.

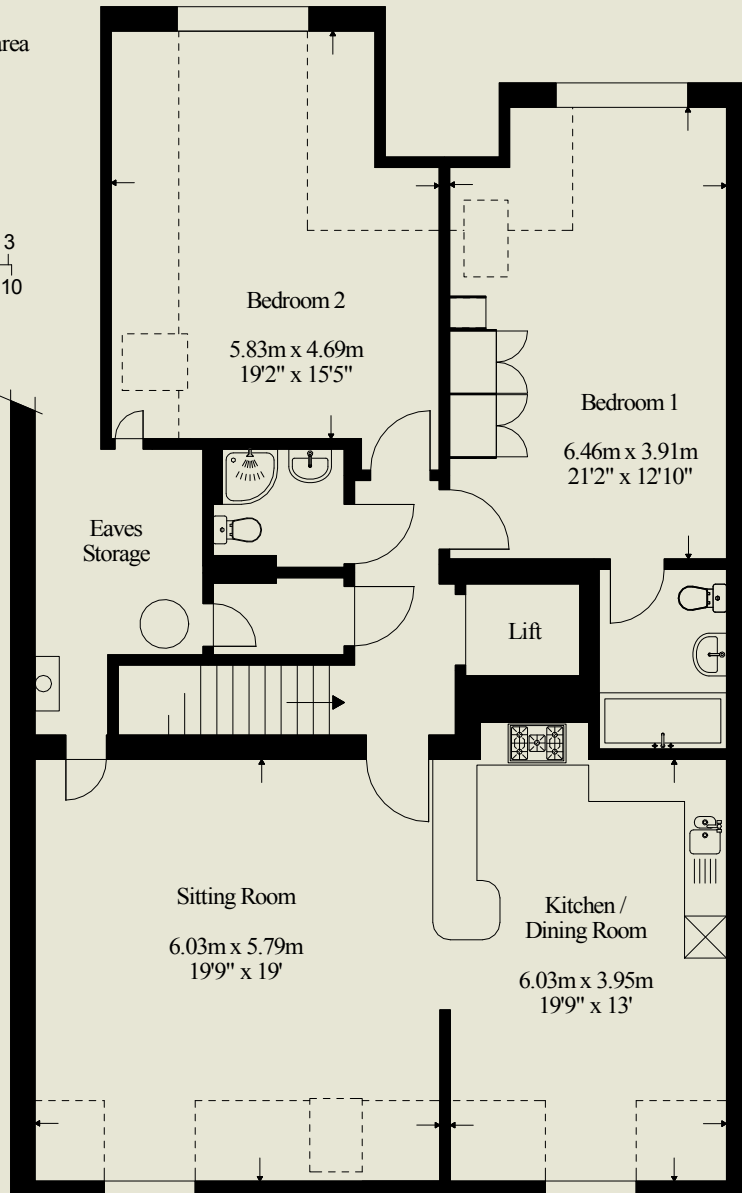
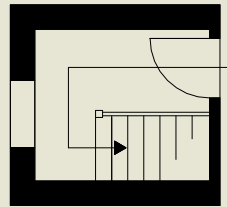
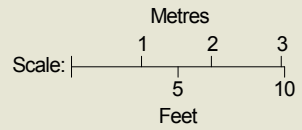
To the west and east of the development you'll find communal landscaped gardens which are maintained by the management company.



5 Chiltern Court, 32 Wallingford Road, Goring.

Approximate gross internal area

144.75 sq.m. 1558 sq.ft.







## GENERAL INFORMATION

**Services:** Mains electricity, water and drainage are connected to the property. Central Heating and Hot Water from mains gas fired boiler plus secondary hot water serviced via private solar panels.

**Council Tax:** E

**Energy Performance Rating:** B / 84

**Postcode:** RG8 0AQ

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

**Tenure:** Each apartment has the benefit of a 125 year lease from 01 December 2008 together with a 1/10th share in the Freehold ownership of the building through the management company. The Penthouse House pays £150 per calendar month towards the cost of upkeep and maintenance of the internal communal areas, gardens and private lift and includes the buildings Insurance and window cleaning for the development. This figure is reviewed on a yearly basis. No Ground Rent is paid.

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring proceed up the High Street turning left at the railway bridge. Head along Wallingford road for a further 400 metres or so, and Chiltern Court can be found just off on the right-hand side after having passed by Westholme Stores. Park in the car park and walk round to the northern entrance to the development.

## 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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