



39 MILLDOWN ROAD

GORING ON THAMES ♦ OXFORDSHIRE



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Goring & Streatley Station (London Paddington within the hour) -
5 mins walk ♦ Reading (London, Paddington 27 minutes) - 10 miles
♦ M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames -
12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles
(Distances and times approximate)

Situated in a much sought after road within this picturesque Thames-side village and close walking distance of the highly regarded primary school, extensive shops & amenities, and mainline train station providing access to London Paddington in under the hour.

A lovely semi detached Edwardian house with flexible living accommodation and benefiting from a beautifully maintained garden offering views of Elvendon Valley.

♦ Sought After Residential Area In Award Winning Thames-Side Village Within Walking Distance Of The Village Centre, Primary School, Mainline Railway Station & Scenic Riverside

♦ Semi Detached Edwardian Home

♦ Potential For Further Enlargement Subject To Relevant Planning Permission

♦ Period Covered Entrance Porch

- ♦ Dining Room
- ♦ Fitted Kitchen
- ♦ Utility Room
- ♦ Cloakroom with Shower
- ♦ Conservatory
- ♦ Sitting Room
- ♦ Study/Bedroom 4

- ♦ 3 Double Bedrooms
- ♦ Family Bathroom

- ♦ Generous Driveway Parking
- ♦ Rear Garden with Large Workshop and Shed



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 which includes not only the well revered Goring-on-Thames Primary School, but also 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.

The village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Briton"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs) and football, cricket & tennis all with popular and long established clubs.

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.

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.

Milldown Road is an established 'no through' residential road situated off the Wallingford Road, comprising mainly older properties dating from around the turn of the last Century, largely built using local bricks from the Woodcote kiln and with the attractive architectural detailing and features associated with the Victorian and Edwardian eras.

PROPERTY DESCRIPTION

Located towards the end of this quiet cul-de sac and set well back, 39 Milldown Road is a semi detached Edwardian cottage style property, extended in recent years and offering flexible, light and airy accommodation. With recent improvements, including new front double glazed wooden windows and downstairs shower, the property is presented well but offers further scope for extending, subject to relevant planning permission.

Entrance is through an enclosed porch which features a low bench and front door leading into the dining room. The dining room has stripped wood floors and offers stair access as well as access to both the sitting room and kitchen. There is a woodburner in the living room and french doors taking you into the conservatory with wonderful garden views. The study is dual aspect and can double up as a 4th bedroom, if needed. The kitchen connects through to the utility room and there is underfloor heating to both rooms, extending through into the conservatory. The cloakroom also has a shower. Upstairs are 3 double bedrooms, the main bedroom giving unobstructed views up to Elvendon Valley and a family bathroom.

OUTSIDE

The property has a large gravelled driveway allowing for off road parking for several cars. There are grassed borders with shrubs and flowers. A path leads down the side of the house and low gate taking you through to the rear garden. The garden has part fence and hedged boundaries and features pretty flower beds borders and mature apple and pear trees within the large lawned area. There is a large work-shop and shed located close to the back door of the property. On the rear fencing is a gate which leads directly onto the Bourdillon Field which has a large open field space and enclosed children's playground. The Bourdillon Field in turn gives direct access to Goring Primary School. A beautiful private sanctuary, the gardens truly compliment this property.



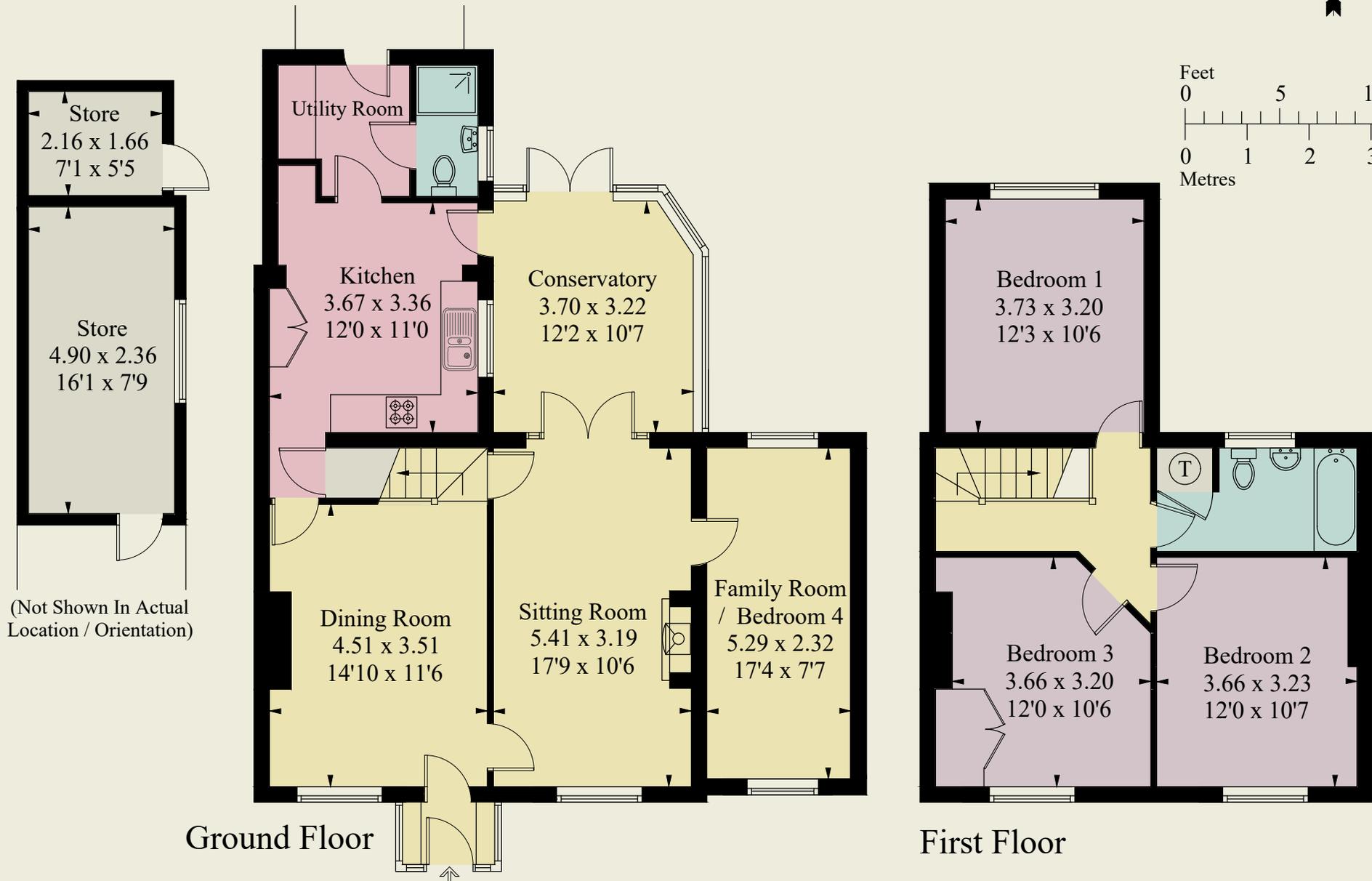
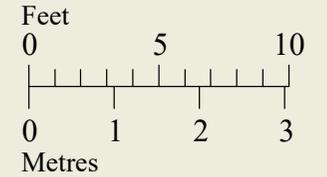


39 Milldown Road, Goring-on-Thames, Oxfordshire, RG8 0BA

Approximate Gross Internal Area = 135 sq m / 1453 sq ft

Outbuildings = 15 sq m / 161 sq ft

Total = 150 sq m / 1614 sq ft



CREATESPACE DESIGN ref 423

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All main's services are connected. Central heating and hot water from gas fired boiler located in the utility room.

Energy Performance Rating: D

Postcode: RG8 0BA

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, turn right and proceed up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road. Proceed along this road taking the third turning right into Milldown Road and carry on towards the far end and 39 will be found on the left-hand side.

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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