



8 ASH HURST

GORING-ON-THAMES ♦ OXFORDSHIRE

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

Located on the fringe of this favoured Thames-side village, adjacent to open countryside, situated between Oxford and Reading, with an extensive array of shops, well revered primary school and main line railway station affording access to London within the hour, all within walking distance, a stunning bespoke detached residence of approximately 1,612 sq ft, including 3 reception rooms and 3 bedrooms, 1 being a master bedroom suite with en-suite shower room, providing spacious modern and contemporary yet traditional accommodation of superior quality with excellent workmanship and stylish fixtures and fittings evident throughout, set in professionally landscaped gardens and grounds which encapsulates an 'Al Fresco' lifestyle.

- ♦ A delightful energy efficient contemporary yet traditional country home of impressive architectural design
- ♦ Quiet village location adjacent to countryside within walking distance of primary school, mainline railway station to London Paddington & extensive local amenities
- ♦ Private Driveway
- ♦ Garage (Electric Remote-Controlled Sectional Door Lighting & Power Sockets and Electric Car Charging Point
- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Cloaks Cupboard
- ♦ Study
- ♦ Fully Fitted Kitchen / Dining Room With French Doors & Island
- ♦ Living Room With Fireplace & Log Burner With French Doors To Garden
- ♦ Fitted Utility Room
- ♦ Under Floor Heating To Ground Floor
- ♦ Landing With Sun Tunnel
- ♦ Master Bedroom With En-Suite Shower Room & Fitted Wardrobe
- ♦ 2nd Bedroom With Fitted Wardrobe
- ♦ 3rd Bedroom
- ♦ Family Bathroom
- ♦ In All Approximately 1,612 Sq Ft
- ♦ Professionally Landscaped Gardens & Grounds
- ♦ Enclosed timber Cycle Store / Shed
- ♦ Security Alarm System



SITUATION

Ash Hurst is a development of fourteen 2 and 3 bedroom country cottages within the idyllic village of Goring-on-Thames. It is located in a quiet, tree-lined setting, adjacent to the open countryside, yet is within walking distance from the school, station and village shops.

Goring-on-Thames is nestled alongside the River Thames, in a location where the river cuts through the Chiltern Hills and the North Wessex Downs Areas of Outstanding Natural Beauty (AONB). This is known as the Goring Gap, which provides spectacular scenery and formed the inspiration for Kenneth Grahame's *Wind in the Willows*. It was also the much-loved country home of the late George Michael.

Country living at Ash Hurst also has the benefits of being located within walking distance of a mainline station. The village has regular trains to Reading (15 minutes), London (49 minutes via Reading) and Oxford (28 minutes), with increased connectivity with Crossrail.

Goring-on-Thames is also known to have a very strong community with clubs, societies and a bustling village centre. The village has its own doctors and dentists, as well as convenience food shops, including the locally acclaimed 'Goring Grocer' deli. It even has a hardware store, open 7 days a week.

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 renowned for its fine cuisine and leisure and fitness facilities.

PROPERTY DESCRIPTION

Newly built in 2019 a detached 3 bedroom house, 1 being a master suite with en-suite shower room, 3 reception room country cottage, traditional in design, attractively reflecting the local vernacular, with a pitched clay tiled roof, whilst internally affording a most pleasing modern and contemporary air, extending to approximately 1,612 sq ft.

Stylishly finished, to a high specification, 8 Ash Hurst incorporates well-proportioned open plan yet traditional accommodation, with a spacious reception hall leading to the principle reception rooms, including the study, living room with fireplace and log burner and the open plan kitchen / dining room, both having delightful wide French Doors opening directly on to the spacious stone laid patio terrace and rear garden and grounds, perfect for modern inside outside living and 'Al Fresco' dining. Door from Kitchen to fully fitted Utility Room. The garage comprises of an electric remote-controlled sectional door, overhead lighting & power sockets and electric car charging point.

On the first floor a light and airy landing leads to the master bedroom with en-suite shower room and built-in wardrobes, the 2nd bedroom with built-in wardrobes, a 3rd bedroom, and a family bathroom.

A simply delightful home in a wonderful and most convenient setting, with much to enthuse over, internally and externally, early viewing is highly recommended.

GARDENS & GROUNDS

Privately approached off Icknield Road, access is initially provided via a private shared driveway serving a limited number of additional properties. 8 Ash Hurst benefits from having its own private driveway and garage with an electric vehicle charging point installed.

The rear garden has a delightful stone laid terrace running along a main breadth of the house and is flanked on three sides with timber close boarded fencing. The main rear garden is professionally landscaped mainly laid to lawn, with boxed hedging flanking the frontage of the property, affording an attractive approach. Off to one corner of the garden, there is a useful enclosed timber cycle store / shed.

French doors open out from both the kitchen / dining room and the living room, simply perfect for 'Al-Fresco' dining.

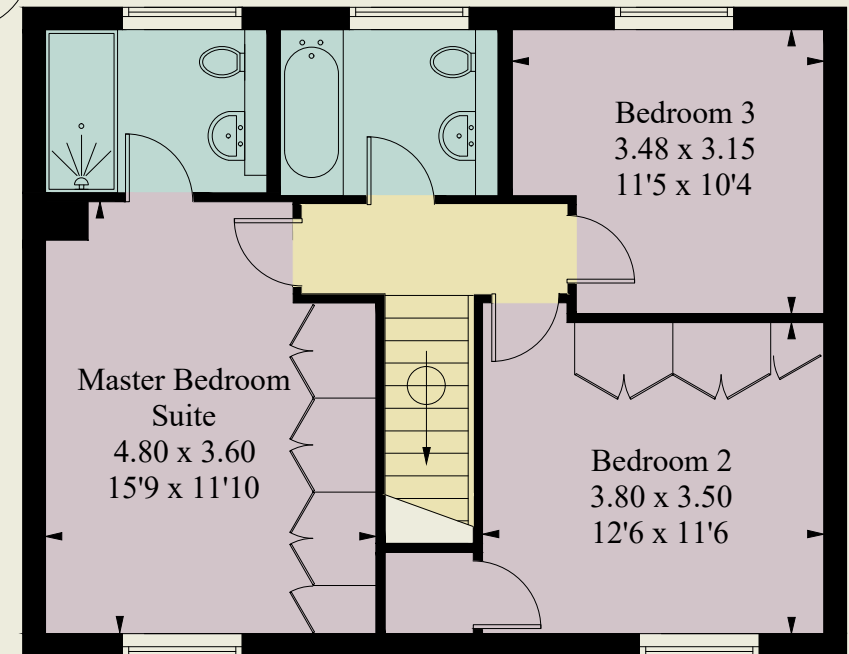
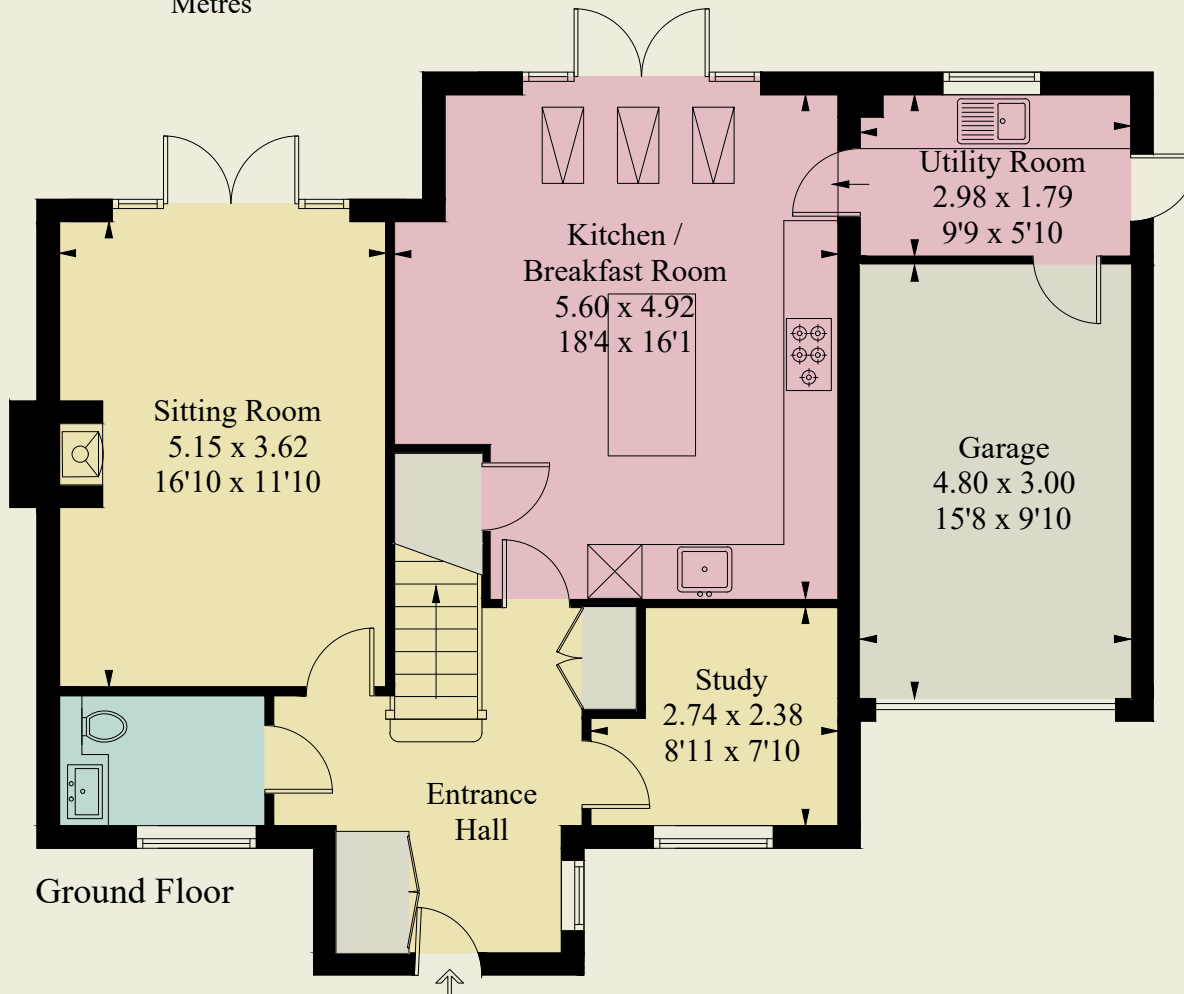
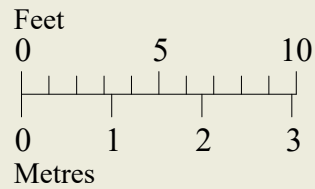
Delightfully attractive, the gardens and setting must be viewed to be fully appreciated.





8 Ash Hurst, Goring on Thames, Oxfordshire, RG8 0DQ

Approximate Gross Internal Area (including Garage) = 149 sq m / 1610 sq ft



First Floor



GENERAL INFORMATION

Services: Gas central heating, mains water and electricity.

Council Tax: F

Energy Performance Rating: 84 | B

Postcode: RG8 0DQ

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From the centre of Goring-on-Thames proceed up to the top of the High Street where at the Railway Bridge junction bear left onto the Wallingford Road. Just before leaving the village as the road begins to rise take the last turning right into Springhill Road. At the junction with Icknield Road bear right and immediately left into Ashurst. Number 8 is found on the right hand side close to the end.

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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