



# 1 CLEEVE PARK COTTAGES

GORING ON THAMES ♦ OXFORDSHIRE

**Warmingham**  
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Goring Railway Station (London Paddington within the hour) 15  
minute walk ♦ Reading 10 miles (London Paddington 27 minutes)  
♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦  
Newbury 14 miles ♦ Oxford 17 miles  
(Distances and times approximate)

Located on the elevated fringe of this popular Thameside village,  
yet close to all amenities including mainline railway station with  
commuter trains into London Paddington within the hour.

A beautifully presented 3 bedroom Edwardian property with  
generous reception space and lovely mature garden with home office  
offering potential to further extend, subject to planning permission.

- ♦ On the fringe of the scenic Elvendon Valley
- ♦ Excellent road and rail communications
- ♦ Tastefully presented throughout
- ♦ 3 Reception Rooms
- ♦ 3 Bedrooms
- ♦ Family Bathroom
- ♦ South facing garden with large terrace, outside kitchen and  
home office
- ♦ Walking distance of Primary school
- ♦ Driveway with parking for 3 cars



## 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 is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. Goring was previously awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a well respected primary school, an excellent range of interesting shops and restaurants, together with a riverside café, a gastropub with rooms, a lovely traditional pub, a full NHS practice, veterinary practice, dentist and library. The village hosts numerous popular and well attended annual events.

Importantly, a mainline railway station provides fast commuter services to London Paddington in 45 minutes. 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-on-Thames is The Swan at Streatley, a luxury 4-star riverside hotel with adjoining Coppa Club, riverside Lobster Bar and gym.

The area is also extremely well served by an excellent range of state and private schooling, which includes not only the ever popular Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford School, Moulsoford Preparatory School, The Oratory Preparatory & The Oratory School, St Andrews Preparatory 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.

Elizabeth Line services commenced from Reading, which together with the completed electrification of the GWR line, has significantly improved travelling times to central London and the City, Heathrow and as far east as Essex.

## PROPERTY DESCRIPTION

1 Cleeve Park Cottages is the first property in a row of Edwardian houses on the edge of the village with many original features including high ceilings, picture rails and oak doors. A running theme of the house is masses of natural light from the large picture windows. Entrance is into the hallway with cloakroom and generous under stairs cupboard. The family room is on the back of the property looking out across the terrace and garden beyond, with French doors allowing for access. There is a dual wood burner serving both the family room and kitchen breakfast room, which also faces the garden and the room benefits from 2 sets of French doors leading onto the terrace, creating a wonderful outdoor connection. The kitchen breakfast room is a substantial space with cream gloss fitted units and plenty of dining space. The main sitting room looks out across the front and has a fireplace with fitted cupboards with shelving either side. There is a door in the corner leading to the staircase. Upstairs there are 3 bedrooms, 2 doubles and 1 single. The family bathroom has a bath with overhead shower and had access to the airing cupboard. The property is well presented and also offers potential to extend (previous planning approved, now lapsed) subject to current planning permission.

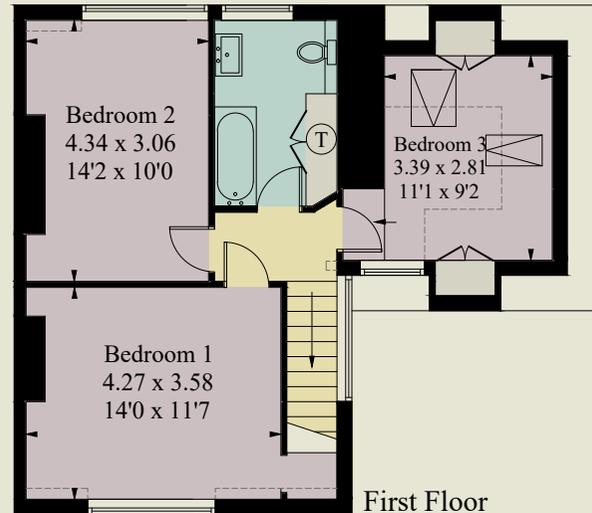
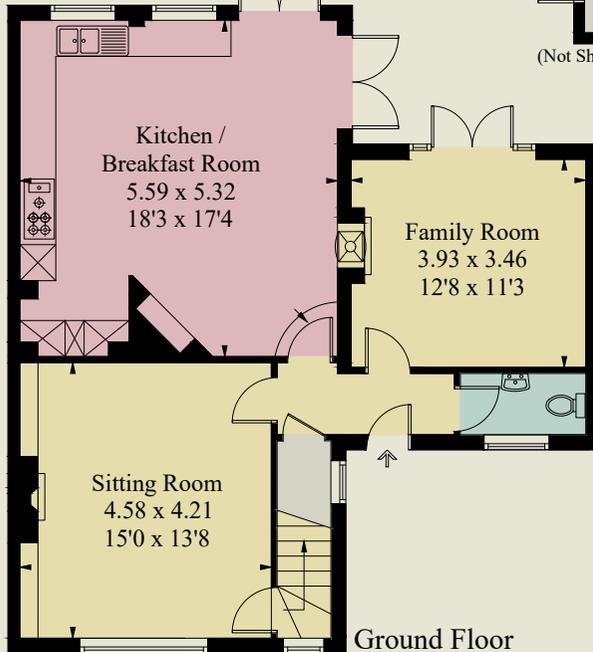
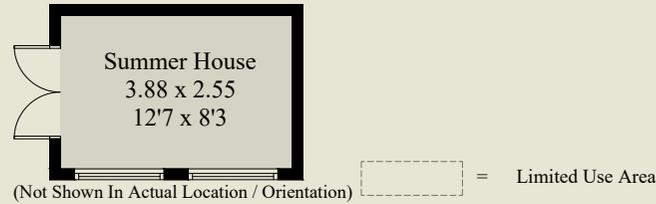
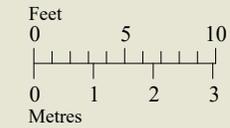
## OUTSIDE

The property has a low fenced boundary to the pavement with planting. The driveway is fully gravelled and offers parking for 3 cars. There is a gate leading down the side of the house with wood store and then it opens out onto the garden which is south facing. Off the back of the property is a beautiful terrace running the width of the house. To the far end is an outdoor kitchen with built in BBQ and pizza oven, then the terrace widens to allow for a large seating area. Steps then take you down to the mainly lawned garden with mature planting to the side and corner border. The garden is private and peaceful. There is a detached home office, fully insulated with electrics and wifi connected. The garden really compliments this property and works in unison with an outdoor lifestyle.



# 1 Cleeve Park Cottages, Icknield Road, Goring on Thames, Oxfordshire, RG8 0DJ

Approximate Gross Internal Area = 119 sq m / 1280 sq ft  
Limited Use Area = 7 sq m / 75 sq ft    Outbuilding = 10 sq m / 107 sq ft  
Total = 136 sq m / 1463 sq ft



CREATESPACE DESIGN ref 666

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

## GENERAL INFORMATION

**Services:** Mains water, electricity, drainage and gas are connected. Central heating and hot water from gas fired boiler located in the kitchen.

**Council Tax:** D

**Energy Performance Rating:** TBC

**Postcode:** RG8 0DJ

**Local Authority:** South Oxfordshire District Council

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

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## 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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