



CLEEVE HOUSE COTTAGE

CLEEVE ROAD ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham

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Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles
♦ M4 at Theale (J12) - 9 miles ♦ M40 at Lewknor (J6) - 15 miles
♦ Heathrow - approx. 40 miles ♦ Wallingford - 5 miles ♦
Henley on Thames - 13 miles (Distances approximate)

Within a favoured road close to Cleeve Mill and easy walking distance of the central High Street shops and amenities, River Thames, and railway station providing direct access to London Paddington in under the hour.

A beautifully presented 3 bedroom, 2 bathroom Cottage dating from around 1800 and offering tastefully refurbished accommodation set within a private part-walled garden.

♦ Prize winning village on the River Thames situated between Oxford and Reading in 'A.O.N.B.'

♦ Convenient location in tree fringed road within easy access to all village amenities

♦ Covered Front Porch

♦ Private Parking Bay

♦ Reception Hall with Log Burner

♦ Living Room with Log Burner

♦ Kitchen/Dining Room

♦ Main Bedroom with Ensuite Shower Room

♦ 2 Further Bedrooms

♦ Private part-walled Garden with Patio Terrace

♦ Brick Outbuilding and shed



SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downlands as the River flows from Oxford down to Reading, in an area of scenic landscape known geographically as the 'Goring Gap' and designated an 'A.O.N.B.' In 2009 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also won the coveted best in 'South of England' title.

This stretch of the River, the longest between locks, is regarded as one of the most beautiful and is forever associated with Kenneth Grahame's immortal book "The Wind in the Willows" as well as Jerome K Jerome's book "Three Men in a Boat" which actually mentions Streatley in its narrative.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, Boutique hotel, Doctors and Dental surgeries and importantly a mainline station offering fast services up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow.

Recognised as a thriving community, there are a wide range of clubs, societies and special interest groups to suit most people.

There is a highly rated Primary school and in the local area are a first-class choice of both state and private schools with bus collections.

The central part of Goring is a 'Conservation Area' and has a wealth of interesting period properties many Listed being of significant architectural and historical interest.

Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty 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 and Coppa Club restaurant.

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.

PROPERTY DESCRIPTION

With earliest parts thought to date back to the 18th Century, Cleeve House Cottage has been fully refurbished in recent years and offers beautifully presented 3 bedroom, 2 bathroom accommodation.

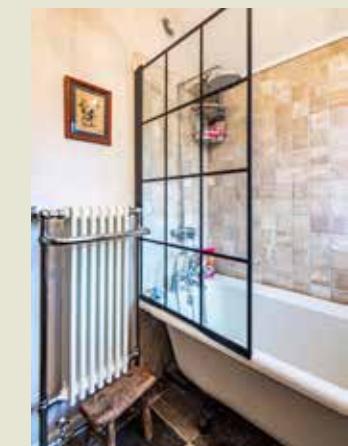
With traditional red brick elevations under a pitched clay tile roof, windows to front and rear have been recently replaced with painted timber double glazed casements.

Entrance is into a spacious hallway with stair access and cast iron wood burner which extends through into the sitting room. There is beautifully restored wood flooring to the whole of downstairs. The sitting room has steps up to the dining area, opening up into the kitchen. The kitchen dining room extends the width of the cottage with lovely views of the private garden. There is a bay window to the dining area with a window seat and storage under. The kitchen is of contemporary timber design and has a breakfast bar with Oak worktops. A pantry is located under the stairs. A rear stable door provides access to the garden. Upstairs there are 3 bedrooms. The main bedroom overlooks the garden and has a cleverly concealed ensuite shower room. The family bathroom has a claw foot bath and overhead shower. Having been tastefully modernised and improved to offer a high standard accommodation, this cottage is a must view.

OUTSIDE

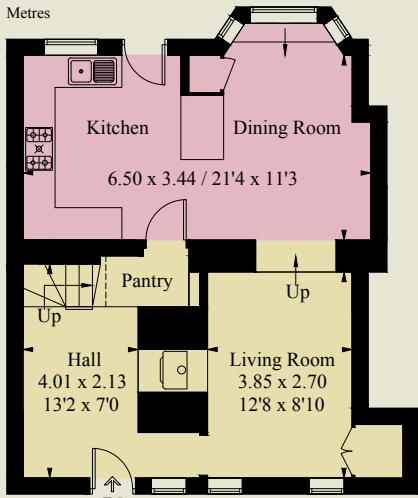
Across the front of the property is a wide flagged terrace providing space for parking one car. The neighbouring properties are aesthetically pleasing, including sister Cleeve Mill Cottage next door and Cleeve Mill opposite. Upstairs front bedrooms have views across to the river Thames.

The private rear garden is part walled and of south east facing. With gravelled paths and pretty flowered borders, it is a perfect cottage garden. There are seating areas to enjoy and relax in, perfect for al fresco dining. Towards the bottom is a shed as well as a period brick outbuilding with clay tiled roof. A rear pedestrian gate gives a legal right of way down the side of the adjoining property Cleeve House onto Mill Road - providing a suitable exit for garden waste.

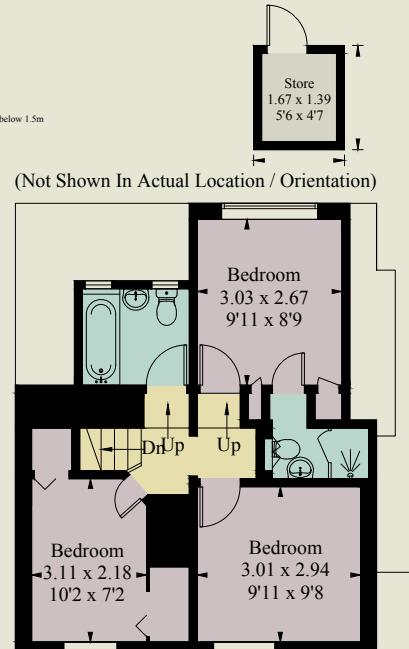


Cleeve House Cottage, Cleeve Road, Goring, Reading, RG8 9DA

Approximate Floor Area = 92.7 sq m / 998 sq ft
 Including Limited Use Area (0.6 sq m / 6 sq ft)
 Store = 2.3 sq m / 25 sq ft sq ft
 Total = 95.0 sq m / 1023 sq ft sq ft



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 326422



GENERAL INFORMATION

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

Council Tax: D

Energy Performance Rating: 71 C

Postcode: RG8 9DA

Local Authority: South Oxfordshire District Council
 Telephone: 01491 823000

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the central of Goring turn right and immediately past the shops turn next left into Cleeve Road. Follow this road along continuing straight across at the junction with Glebe Ride and at the furthest end of the road just before reaching the sharp right hand bend into Mill Road the cottage will be found on the right 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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