



# RIFLEMAN COTTAGE

SHIRVELLS HILL ♦ GORING HEATH ♦ OXFORDSHIRE

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Goring on Thames - 3 miles ♦ Reading - 7 miles ♦ Pangbourne on Thames - 4 miles ♦ Oxford - 20 miles ♦ Henley on Thames - 8.5 miles ♦ M4 at Theale (J12) - 8 miles ♦ M40 at Lewknor (J6) - 17 miles ♦ Newbury - 17 miles ♦ Wallingford - 7 miles  
(Distances approximate)

Enjoying a rural outlook, the setting is simply delightful, being idyllically located within this most desirable rural hilltop village, privately situated in charming landscaped gardens and grounds of approximately one acre, yet but a short drive to a mainline railway station in Goring on Thames providing access to London in under the hour.

A stunning house and former Inn, thought to originate in the Victorian era but sympathetically extended and offering generous accommodation of approximately 3573 sq ft including a detached double garage. The property strikes a perfect balance between modern and period living, including a beamed entrance hall incorporating an original open fireplace with bread oven and log burning stove, solid oak staircase and generous kitchen/dining/family room with views of the rear garden. Offering 3 reception rooms, 4 bedrooms, 2 bathrooms, the property provides a most wonderful family home in a delightful location, an early viewing being highly recommended.

- ♦ A Spacious and Beautiful Family Home in The Most Delightful of Locations offering Stunning Views in an Idyllic Location
- ♦ Beautifully Landscaped South Facing Terrace and Charming Gardens and Grounds sitting in an Acre Plot.
- ♦ Entrance Drive
- ♦ Enclosed Entrance Porch
- ♦ Beamed Reception Hall with Beautiful Fireplace incorporating a Woodburner
- ♦ Living Room with Open Fireplace
- ♦ Study/Office
- ♦ Kitchen / Dining / Family Room With Doors onto Terrace
- ♦ Utility Room
- ♦ Cloakroom
- ♦ Generous Landing with Stunning Views and Access to Loft with Staircase
- ♦ Main Bedroom with triple aspect, Built-In Cupboards and Ensuite Shower Room
- ♦ Vaulted 2nd Bedroom
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom
- ♦ Detached Double Garage
- ♦ In All Approximately 3,575 Sq Ft
- ♦ Potting Shed and Storage Shed with electricity adjacent to the Vegetable Garden which has an Irrigation System alongside a 4,000 litre Rain Water Collection Tank



## SITUATION

Goring Heath, lying a few miles east of Goring on Thames, is a scattered, rural Parish extending from the South Western edge of Woodcote, skirting round Whitchurch Hill and then South towards Mapledurham with the A4074 Reading to Wallingford Road forming the perimeter along its eastern boundary.

In addition to local well revered primary and secondary schools, locally the area is also extremely well served by an excellent range of both state and private schooling, of particular note; The Oratory Preparatory, The Oratory, Cranford House, Moulsoford Preparatory, Pangbourne College, Abingdon Boys and The School of St Helen & Katharine.

The village of Woodcote is within easy walking distance with access to local shops and health centre. Goring on Thames is but a short drive, offering established shopping centres and a range of facilities including, modern health centres as well as restaurants, hotels and olde worlde inns. In addition, there are mainline train services from Goring & Streatley station to both Oxford and London, with London Paddington commutable within the hour.

Crossrail services have commenced from Reading which together with the electrifying of the line will significantly improve travelling times to Paddington and central London destinations.

## PROPERTY DESCRIPTION

Situated in a most peaceful and idyllic location on the quiet hilltop wooded fringe of this popular village, set in delightful gardens and grounds of approximately 1 acre, Rifleman Cottage is a simply stunning family home offering well appointed and generous accommodation.

Originally a pub called The Rifleman which closed in early 1900's, the property was then converted into 2 cottages but then rebuilt in 1945 using many of its original features which are present today. There is still a Corbel water chamber in the garden which had been used to supply the pub.

Opening through from the enclosed entrance porch, the fully beamed reception hall features a beautiful fireplace incorporating a woodburner and original bread oven. The sitting room offers wonderful views of the front gardens and there is a study/office to the right of the staircase. The kitchen/dining/family room is an impressive space perfect for modern family living. The french doors lead out to the terrace which gives a wonderful inside/outside connection. There is a cloakroom and utility room with side door access. Upstairs the principal bedroom with an ensuite shower room sits at the front of the property with views across the fields that are simply breath taking. There are 3 further bedrooms and a family bathroom. The generous landing area also enjoys the views and gives access to the loft with accessible staircase.

## OUTSIDE

Privately situated off a small country lane on the elevated fringe of the village, peacefully behind high mature hedging forming the boundary, the driveway leads up to the double garage and offers ample parking. Delightfully attractive the gardens and grounds are most spacious, extending to approximately 1 acre, being laid mostly to lawn with an abundance of exquisite planted borders, raised beds, a wonderful pond surrounded by a charming picket fence and a vast array of mature trees, including several apple and pear. The gardens beautifully encompass the property, as does the stone laid terrace which affords two dining terraces, one which opens directly from the kitchen / dining / family room through French doors, perfect for 'Al Fresco' dining.

Quietly tucked away to the front left of the property is the most wonderful vegetable garden including powered storage and potting sheds. Additionally there are two composting areas. The area has an irrigation system, with two large 2,000 litre rain water collection tanks. Closer to the house are a log store and garden shed.

Both private and delightfully attractive, the gardens and grounds are the subject of much care and attention, which will be evident upon viewing.





# Rifleman Cottage, Shirvells Hill, Goring Heath, Oxfordshire, RG8 7SP

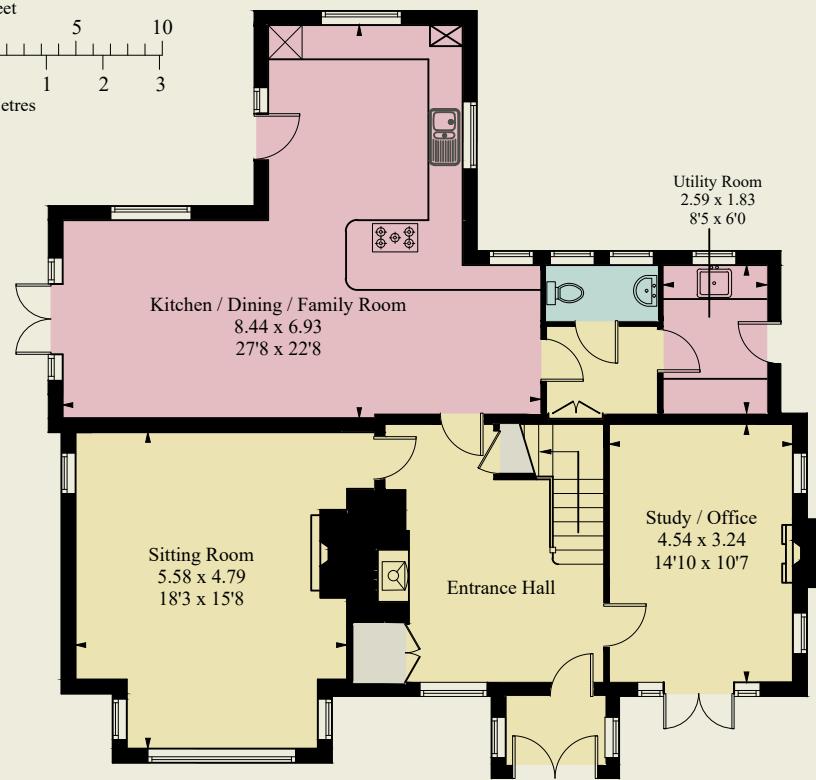
Approximate Gross Internal Area = 221 sq m / 2378 sq ft

Mezzanine / Limited Use Area = 8sq m / 86 sq ft      Outbuildings = 103 sq m / 1108 sq ft

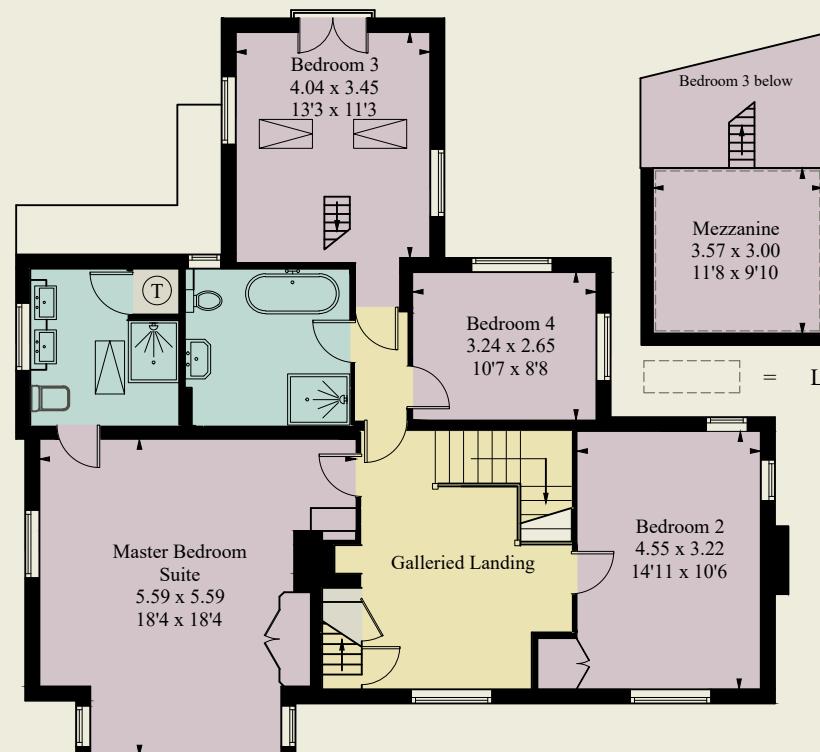
Total = 332 sq m / 3573 sq ft



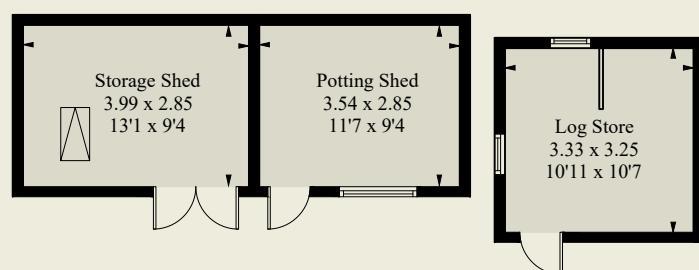
Feet  
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0 1 2 3



Ground Floor



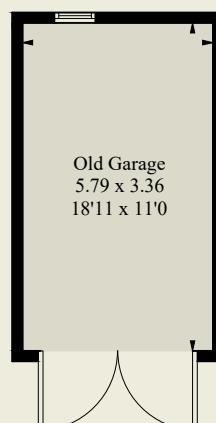
First Floor



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 297

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





## GENERAL INFORMATION

**Services:** Mains gas, water, drainage, and electricity are connected. Central heating and hot water from gas fired boiler installed in 2018.

**Energy Performance Rating:** 72 | C

**Postcode:** RG8 7SP

**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 continue up to the top of the High Street. At the railway bridge junction turn right then next left into Reading Road and follow up Whitehill and out of the village. In 2 miles on reaching Crays Pond turn left at the crossroads for Woodcote. In a further ½ mile turn right at a small crossroads into Shirrells Hill. Rifleman Cottage will be found about 25 metres along 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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