



NIGHTSBRIDGE

7 SLOANE CLOSE ♦ GORING ON THAMES ♦ OXFORDSHIRE



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Goring & Streatley Train Station (London Paddington within the hour) 3 minute walk ♦ Reading 11 miles (London, Paddington 27 minutes) ♦ M4 (J12) 11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles ♦ Oxford 19 miles ♦ Wallingford 8 miles (Distances and times approximate)

Within an established residential cul-de-sac close to the top of the high street on the elevated fringe of the village yet easily accessible for all the village amenities including extensive High Street shops and mainline railway station providing direct access to London Paddington in under the hour.

A detached 3 bedroom bungalow offering well proportioned spacious accommodation and double garage, in all extending to 1,270 sq ft, occupying an advantageous corner position set in delightful southerly facing gardens & grounds.

♦ Driveway & Forecourt

♦ Enclosed Entrance Porch

♦ Reception Hall

♦ Cloakroom

♦ Fitted Kitchen

♦ Large double aspect Sitting Room

♦ Summer Room

♦ Main Bedroom with Built In Wardrobes and En-Suite Shower Room

♦ 2 Further Bedrooms with Storage

♦ Family Bathroom

♦ Attached Double Garage with remote controlled door

♦ Southerly facing Mature Gardens & Grounds



SITUATION

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 as 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.

Sloane Close is a small cul-de-sac development situated off the Reading Road close to the heart of the village, comprising 3 detached bungalows and 2 cottage style Mews cottages linked to the former Sloane Hotel which was sympathetically converted into 4 apartments, designed and built by Waldens of Henley on Thames in 1988.

PROPERTY DESCRIPTION

Built in 1988, 7 Sloane Close is located in a corner plot within the cul-de-sac and traditionally built with brick elevations under a pitched tiled roof with timber boarded gable ends. Updated in recent years, with new UPVC windows, fitted kitchen, summer room/conservatory and enclosed porch, the property offers well appointed accommodation. Entrance is into a covered porch with front door leading into the hall. The hall extends through the bungalow and has a cloakroom and storage cupboard. The sitting room enjoys dual aspect and large sliding doors offer views and direct access into the garden. There is also access and wonderful all round garden views from the summer room/conservatory. The main bedroom has an ensuite shower room and built in wardrobes. 2 further bedrooms and a family bathroom complete the accommodation.

OUTSIDE

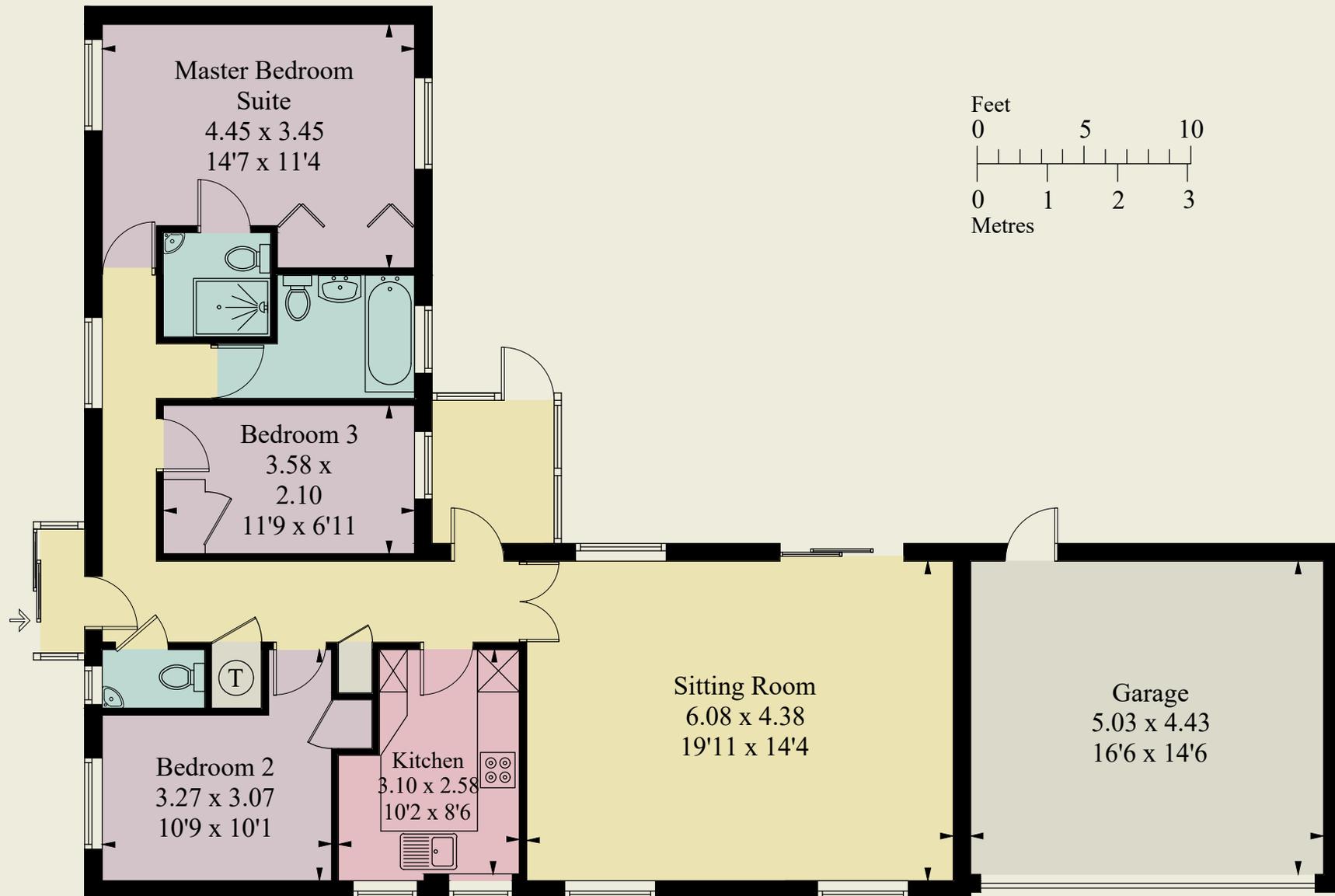
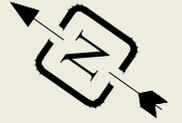
Extending along the frontage is a paved area with parking forecourt to one end and attached double garage which has a rear door into the garden. To the left hand end of the property a pathway leads up to the front door and beyond to a high wooden pedestrian gate, giving access into the gardens.

The garden enjoys a Southerly aspect and is a very attractive feature of the property. Part fenced and walled, the garden is laid to lawn with a paved patio area, perfect for "al fresco" dining and entertaining.



7 Sloane Close, Goring on Thames, Oxfordshire, RG8 0EL

Approximate Gross Internal Area (including Garage) = 118 sq m / 1270 sq ft



CREATESPACE DESIGN ref 581

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



GENERAL INFORMATION

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

Council Tax: E

Energy Performance Rating: D / 60

Postcode: RG8 0EL

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 where at the railway bridge junction turn right and then left into Reading Road. Almost immediately, turn left again into Sloane Close and number 7 will be the first property 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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

