



SUMMIT

GOFFS HILL ♦ CRAYS POND ♦ OXFORDSHIRE

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SUMMIT

GOFFS HILL ♦ CRAYS POND ♦ OXFORDSHIRE

Woodcote - 1 mile ♦ Goring and Streatley Train Station - 2 ½ miles
♦ Reading - 6 miles ♦ Pangbourne on Thames - 3 miles ♦ Oxford -
21 miles ♦ Henley on Thames - 13 miles ♦ M4 at Theale (J12)
- 8 miles ♦ M40 at Lewknor (J6) - 17 miles ♦ Newbury - 15 miles
♦ Wallingford - 7 miles (Distances approximate)

Located on the edge of this rural hamlet with excellent road and rail links at both Goring and Pangbourne with commuter train into London Paddington in under an hour.

An individual detached 4 bedroom house offering well presented and spacious accommodation within a beautifully mature plot of just under ½ an acre. The property benefits from a double length garage and a stunning bespoke log cabin artists studio.

♦ A delightful 4 Bedroom Detached House on the edge of this rural hamlet

♦ Within Close Distance Of The Mainline Railway Station To London Paddington In Well Under The Hour

♦ In and Out Driveway and Detached Double Length Garage

- ♦ Entrance Hall with Understairs Cupboard
- ♦ Sitting Room with Fireplace
- ♦ Dining Room
- ♦ Kitchen/Breakfast Room
- ♦ Utility Room
- ♦ Cloakroom
- ♦ Bedroom 4 (downstairs)

- ♦ Landing
- ♦ Main Bedroom with Dressing Room, Eaves Storage and Ensuite
- ♦ 2 Further Double Bedrooms with Built in Wardrobes
- ♦ Family Bathroom

- ♦ Bertsch Holzbau Log Cabin
- ♦ West Facing Mature Garden 0.46 of an Acre

♦ All Extending To Approximately 2,045 sq ft



SITUATION

Crays Pond is a small rural hamlet community situated on high ground on the southern edge of the Chilterns in an area of 'Outstanding Natural Beauty' to the north of Reading just above the scenic Thames Valley. Centred around an historic Pond, the village is ideally placed with excellent road communications for Reading, Wallingford, Henley and the M4 and M40 motorway networks.

The riverside villages of Pangbourne and Goring are both easily accessible, each offering established shopping centres and a range of facilities, including modern health centres, and, importantly, mainline commuter stations with regular fast services up to London (Paddington) in well under the hour. There are also a number of restaurants, hotels and olde worlde inns in the immediate local area.

The nearby village of Woodcote offers everyday shopping facilities including a Co-Op supermarket open seven days a week, convenience stores, modern health centre and, and highly rated primary and secondary schools.

In addition to having well revered and outstanding local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory 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.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

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

Built in 1952, Summit is an individual detached property with a wealth of character and charm. Having been extended at the rear, the property offers further development potential, subject to relevant planning permission. A brick arched recessed porch leads you to the front door and into the entrance hall with stair access and cloakroom. The original herringbone flooring runs through from the hall and continues into both the sitting room and dining room. The sitting room has triple aspect with lovely views all around. It has an inset log burner and there are french doors which lead you directly into the garden. The kitchen breakfast room has a lovely terracotta tiled floor and a beautiful decorative sink overlooks the garden. There is a separate utility room with back door. The dining room overlooks the front of the house and there is a serving hatch through to the kitchen. Next to the dining room is bedroom 4 but could also serve as an office/study. Upstairs a window on the landing offers fabulous field views and beyond. The main bedroom suite has a dressing room, incorporating a shower and built in wardrobes. The room then leads into the bedroom area with garden views and a large eaves storage cupboard. There are 2 further double bedrooms both with built in storage. Along the landing is the airing cupboard which houses the gas fired boiler and water tank. The family bathroom is a white suite and there is a bath with overhead shower. The property benefits from UPVC cottage style windows throughout.

OUTSIDE

Set back from the road, the property is approached through an "in and out" gravelled driveway offering parking for several cars. The front is hedged and there is a pretty lawned area with some low trees and shrubs. There is a detached single double length garage with an up and over front door and an additional side door.

A side gate on the right takes you to the rear garden which is spectacular. Mature trees give a "park-like" feel and hedging to all sides offer total privacy. The garden is west facing and there are 2 fish ponds sitting amongst the lawn. A path from the house leads you to the middle of the garden where you come to the stunning log cabin which is used as an artist's studio. The studio is a Bertsch Holzbau German design cabin with a veranda, where the most glorious garden views can be enjoyed. Towards the rear of the garden is a further hedged area taking you through to where there is a greenhouse and shed. This space would make for a great vegetable and fruit garden. With 0.46 of an acre to enjoy, the gardens truly compliment this property and connect beautifully together. An early viewing to fully appreciate all it has to offer is highly recommended.



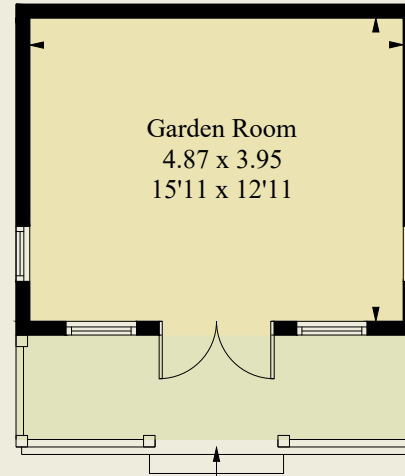
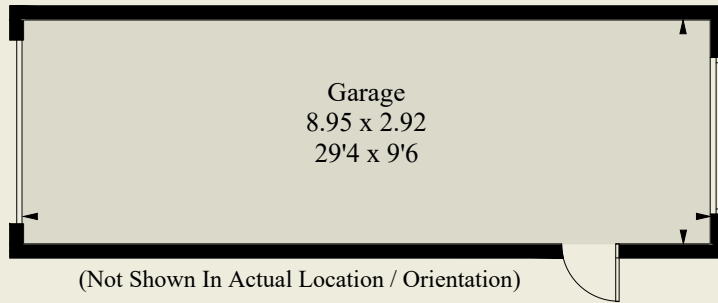


Summitt, Goffs Hill, Crays Pond, Oxfordshire, RG8 7QD

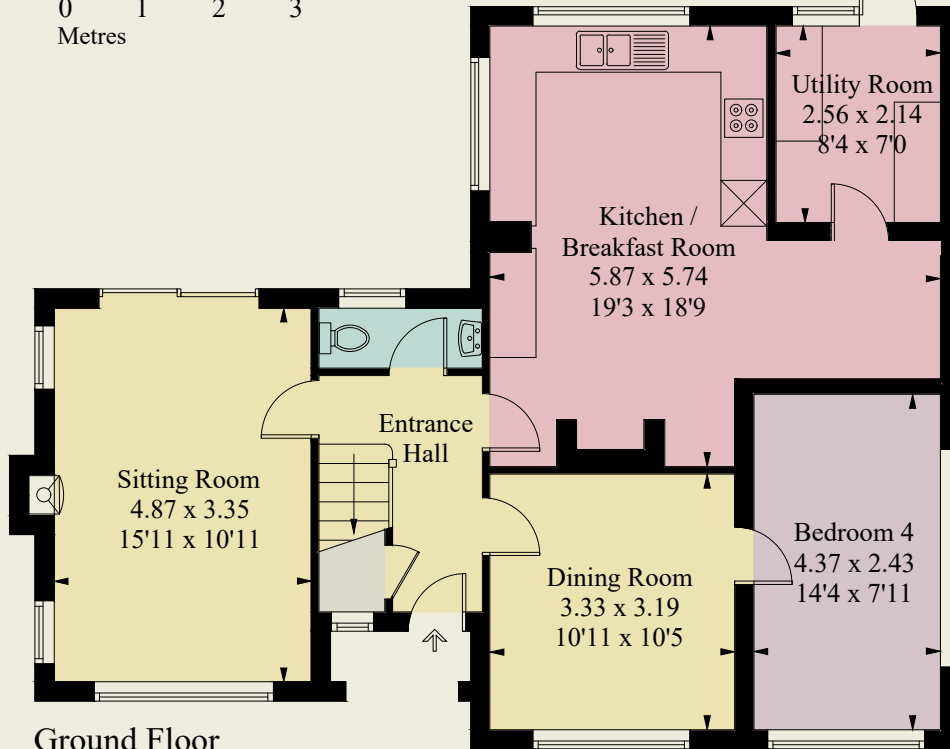
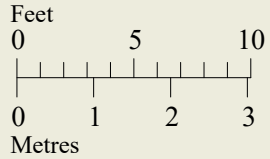
Approximate Gross Internal Area = 139 sq m / 1496 sq ft Limited Use Area = 5 sq m / 53 sq ft

Garage = 26 sq m / 279 sq ft Garden Room = 20 sq m / 215 sq ft

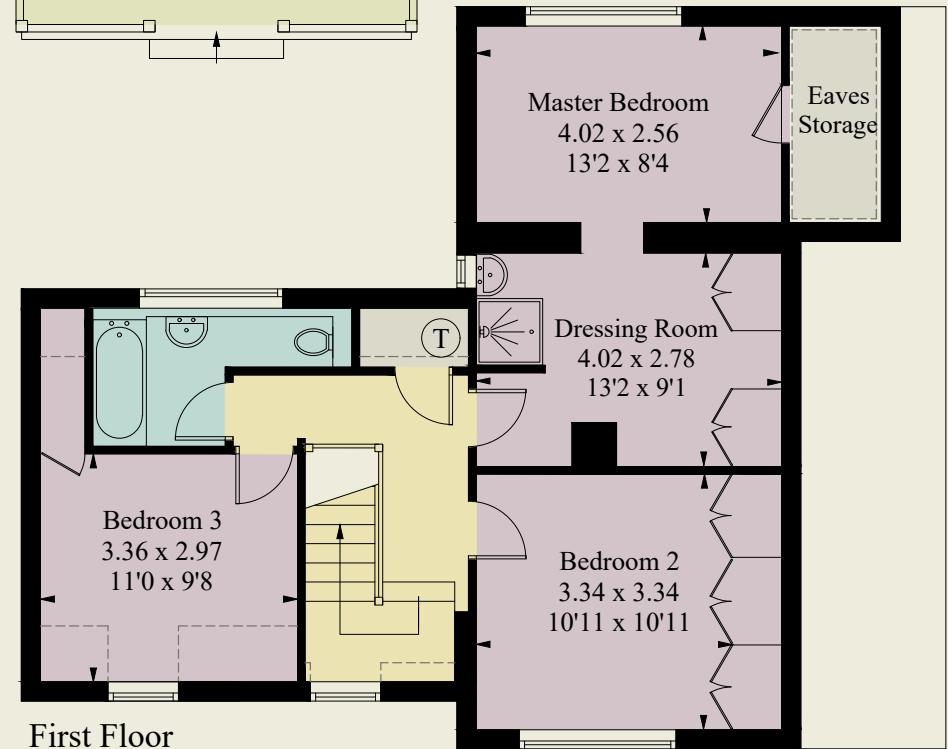
Total = 190 sq m / 2045 sq ft



 = Limited Use Area



Ground Floor



First Floor

CREATESPACE DESIGN ref 447

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



GENERAL INFORMATION

Services: Mains water, electricity, and gas are connected to the property. Central heating and hot water from gas fired boiler.

Energy Performance Rating: 67 / D

Postcode: RG8 7QD

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From Warmingham offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the Rail Bridge junction turn right and then next left into Reading Road by Tesco Express. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching Crays Pond, turn right onto Goffs Hill towards Pangbourne. Summit will be found on your right, the fifth house along.

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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