



APARTMENT 1 BELLEME MEWS

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
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Goring Railway Station (London Paddington within the hour)

Streatley High Street / River 0.25 miles ♦ Reading 10 miles

(London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦

Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles

(Distances approximate)

A Well-Presented 2 Bedroom Ground Floor Apartment of 671 Sq Ft Situated In The Historic Heart Of This Picturesque Thames Side Village.

♦ Living/Dining Room with feature fire place And Fully Fitted Kitchen

♦ 2nd Bedroom

♦ Double bedroom With Built-In Wardrobes And Ensuite Shower Room

♦ Bathroom with Bath and Overhead Shower

♦ Airing cupboard

♦ Gas central heating, complemented by Double glazed windows

♦ Landscaped communal garden



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 each overlooking the River as it flows downstream from Oxford 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 Graham's immortal book "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, a Bank, Post Office, 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.

N.B. Crossrail services are scheduled to be commencing from Reading in approx. 2019 which together with the electrifying of the line will significantly improve travelling times to central London destinations.

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 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 is the luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.

Belleme Mews is ideally located in the heart of the village and comprises a superior Architect designed development of 9 only Apartments of differing size and arrangement in a staggered terrace with period style elevations reflective of the local vernacular heritage. The buildings have whitened rendering with exposed timbers, all under a gabled clay tile roof with tiled dormer windows to first floor.

Across the frontage is a brick and flint boundary wall with a central private driveway through an arched opening being another feature of the design to the designated parking at the rear, and the communal outside walled terraces.

PROPERTY DESCRIPTION

Built in 2007 the Apartments have a distinctive character appearance blending in with the architectural theme in this part of the village. 1 Belleme Mews occupies an advantageous ground floor position, and is set back overlooking pretty flower and shrub borders which lie behind the brick and flint walled frontage to Station Road.

There is an open plan Sitting/Dining Room with stone fireplace and off to one side a contemporary fitted Shaker style Kitchen. There is a bathroom with Bath and Overhead Shower, 2 Double Bedrooms, one with an ensuite shower room and fitted wardrobe.

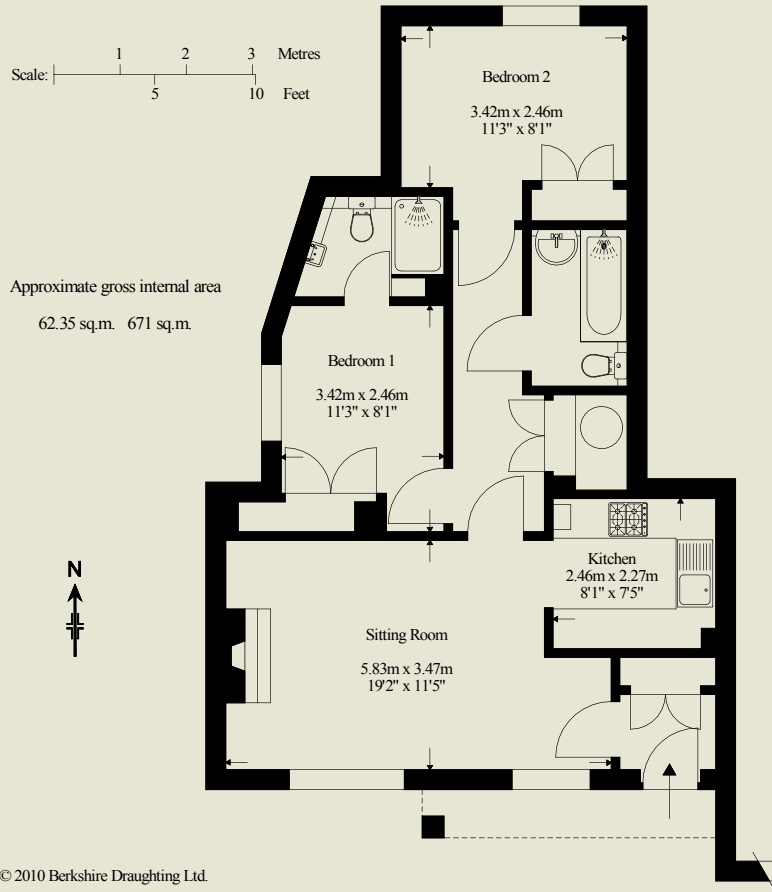
OUTSIDE

Across the front of this exclusive development are attractive landscaped gardens with interesting planted borders and paved pathways set behind a brick and flint walled frontage. A central playway entrance leads through a wide archway to the designated parking area and communal patio terrace at the rear. The area at the rear is surrounded by a brick wall for added privacy and on one side is a large raised paved terrace ideal for al-fresco dining and leisure use. To the opposite side are small timber Store Sheds, one for each Apartment.

No. 1 Belleme Mews has 2 parking spaces.



1 Belleme Mews, Station Road, Goring on Thames.



GENERAL INFORMATION

Services: All main services are connected to the property. Gas central heating and hot water from gas boiler. Pressurised hot water system with immersion heater for secondary supply.

Council Tax: D

Energy Performance Rating: C / 72

Postcode: RG8 9HJ

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 left and proceed down the High Street. Opposite the Miller of Mansfield turn left again into Manor Road and the next corner by the John Barleycorn Pub follow the road round to the left into Station Road. Belleme Mews will then be found a further 100 yards along on the left.

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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