



9 WEST WAY

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) - 0.6 miles ♦ Reading - 11 miles ♦ M4 (J12) - 11 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 8 miles (Distances and times approximate)

Conveniently situated within walking distance of the village primary school and local shop, central High Street shops and amenities, river Thames and mainline train station providing direct access to London Paddington within the hour.

A three bedroom terrace house with enclosed garden and garage in separate block. The property requires refurbishing and updating.

- ♦ Entrance Hall
 - ♦ Cloakroom
 - ♦ Kitchen
 - ♦ Sitting/Dining Room
-
- ♦ Central Landing
 - ♦ 3 Bedrooms
 - ♦ Family Bathroom
-
- ♦ South Facing Rear Garden
-
- ♦ Garage in separate block



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two old world inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. The area is also extremely well served by an excellent range of state and private schooling.

The village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Briton"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs) and football, cricket & tennis all with popular and long established clubs.

The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically, Goring-on-Thames traces back to Saxon times.

Streatley-on-Thames, on the 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 Swan at Streatley, a luxury 4 star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

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

West Way located off Springhill Road on the perimeter of the village, is a small cul-de-sac of modern houses of differing architectural design and elevations arranged in short staggered terraces, built in approximately 1965 by 'Loverock'.

9 West Way is a mid-terrace property. Front door is into a hallway with stair access and cloakroom. The kitchen overlooks the front garden. The sitting dining room is at the back of the house and there is a large upstairs cupboard. Steps separate the rooms and there are french doors taking you to the garden. Upstairs there are 3 bedrooms, 2 with built in wardrobes and a family bathroom. There is loft access and 2 airing cupboards on the landing. The property would benefit from total refurbishment.

OUTSIDE

To the front of the property is hedging, providing privacy. There is a path leading to the front door and also a grassed area. At the rear of the house is the south facing garden. Mainly laid to lawn the garden is fully fenced with a gate at the bottom where an access path leads to a row of single unit garages. The garage belonging to the property is the second one in from the right when approaching from the back of the property. The garage itself can be accessed by either a door at the back or the main garage door to the front.

The garage can also be accessed either by foot or vehicle via Elvendon Road.

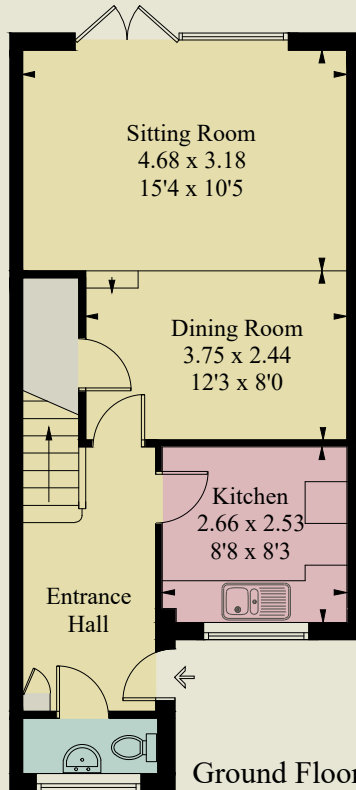


9 West Way, Goring-on-Thames, Oxfordshire, RG8 0BX

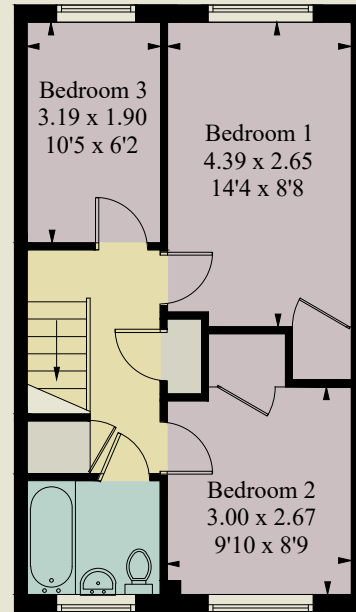
Approximate Gross Internal Area = 81 sq m / 871 sq ft

Garage = 11 sq m / 118 sq ft

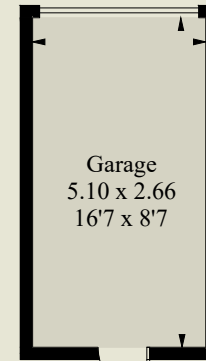
Total = 92 sq m / 990 sq ft



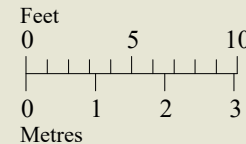
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



GENERAL INFORMATION

Services: Mains electricity, gas, water and drainage are connected to the property. Central heating from gas fired Combi boiler in airing cupboard.

Council Tax: D

Energy Performance Rating: D / 68

Postcode: RG8 0BX

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 left onto the Wallingford Road. Continue as if leaving the village and on reaching the rising ground take the last turning right into Springhill Road. West Way is the first turning on the right and No 9 will be found at the bottom, second in from 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.

CREATESPACE DESIGN ref 442

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



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