



17 PAVILLION COTTAGES

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Station (London Paddington within the hour) -
5 Minute Walk ♦ Reading (London, Paddington 27 minutes) -
11 Miles ♦ M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley on
Thames - 12 Miles ♦ Oxford - 19 Miles ♦ Wallingford - 4.5 Miles
(Distances and times approximate)

An appealing “Mews” style end of terrace cottage with impressive and stylishly presented 3 bedroom accommodation arranged over 3 floors, together with off-road parking and a sheltered Westerly facing landscaped rear garden terrace.

Ideally situated nestling in the heart of the ‘Conservation Area’ within this delightful picturesque Thames-side village overlooking the tree lined Gardiner recreation ground just off the High Street and easily accessible for shops and amenities, the scenic riverside and mainline railway station providing access to London Paddington in under the hour.

♦ Spacious Brick Driveway & Forecourt

♦ Covered Open Front Porch

♦ Sitting Room with electric fire

♦ Cloakroom

♦ Kitchen / Breakfast Room With French Doors Opening
To Garden Terrace

♦ Master Bedroom Suite With En-Suite Shower Room

♦ Double Bedroom

♦ Family Bathroom

♦ Top Floor Double Bedroom

♦ Private Garden / Terrace



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 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 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.

PROPERTY DESCRIPTION

17 Pavilion Cottages occupies an advantageous private position, being the first of a short row of 'Mews' style cottages. Entrance is under a timber framed tiled porch which leads into the living room. The living room has oak flooring throughout and an electric fire with marble surround. The cloakroom is a modern white suite. The kitchen breakfast room offers space for dining and useful built-in dresser unit. There are French doors leading to the patio. On the first floor are 2 double bedrooms, the master having the benefit of an en suite shower room. Both rooms have built-in storage. The family bathroom has a bath with overhead shower option. The second floor leads up to the third bedroom with velux windows and wonderful far reaching views. Having recently been decorated, the property is presented very well and an early viewing is recommended.

OUTSIDE

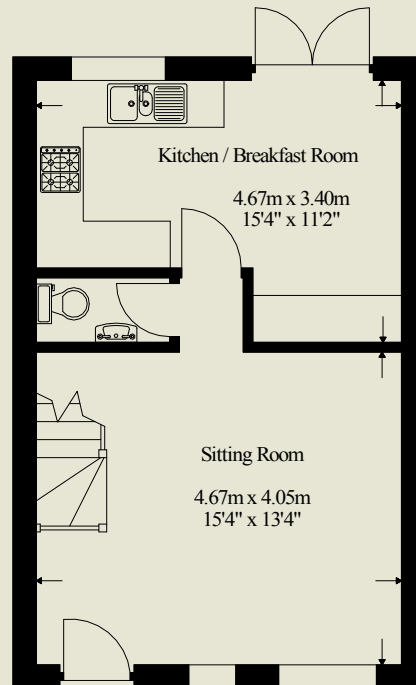
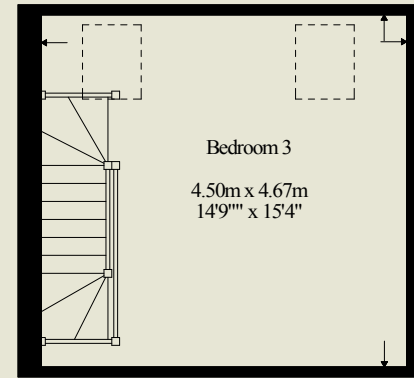
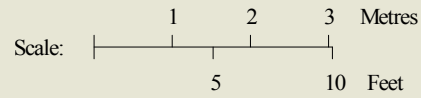
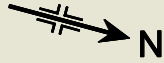
At the front of the property there is a forecourt area laid with attractive brick paving providing parking for two cars. There is side access with secure gate. At the rear of the property is a paved patio area, perfect for al fresco dining.



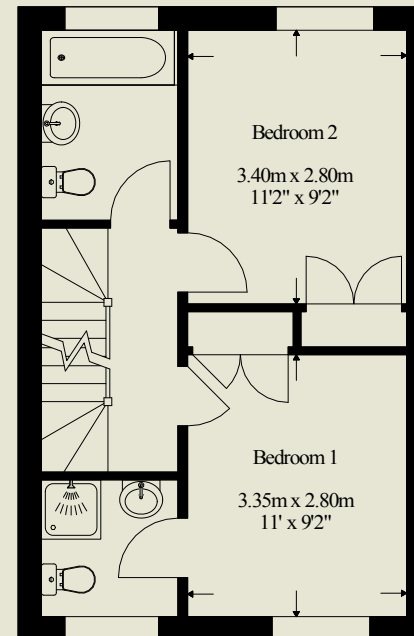
17 Pavilion Cottages, Cleeve Road,
Goring on Thames.

Approximate gross
internal area

90.9 sq.m. 978 sq.ft.



Ground Floor



First Floor

This diagram has been produced by Berkshire Draughting Ltd. for Warmingham.
Internal measurements only are taken and measurements in each room are accurate to within 75mm.
Fixtures & Fittings are representative and only approximate in terms of shape and style.
Compass point shows magnetic north. Do not scale.
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GENERAL INFORMATION

Services: All mains are connected to the property. Central heating and hot water from mains gas fired boiler. The heating is underfloor on both the ground and first floor.

Council Tax: D

Energy Performance Rating: C / 74

Postcode: RG8 9BF

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of the village turn right and proceed up the High Street where immediately passed the shops take the first turning left into Cleeve Road. Pavilion Cottages will be found in a further 250 yards along on the left hand side directly opposite the tree-line Gardiner Recreation Ground.

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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