



19 SPRINGHILL ROAD

GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) 0.9 mile ♦ 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 approximate)

Situated in an established residential road on the fringe of the village close to the surrounding Chilterns countryside and river Thames, yet easily accessible for the well-respected village primary school, local shop and the extensive High Street shops and amenities and mainline railway station providing direct access to London Paddington in under the hour.

An individual semi detached 4 bedroom family home occupying a delightful elevated position enjoying an open yet private aspect, with well-appointed accommodation of approximately 1,722 sq ft, inclusive of garage.



♦ Spacious Private Driveway

♦ Covered Open Porch

♦ Entrance Hall

♦ Sitting Room

♦ Inner Hallway with Cloakroom incorporating a Shower

♦ Study

♦ Dining Room

♦ Conservatory

♦ Kitchen Breakfast Room

♦ Landing

♦ 4 Double Bedrooms

♦ Family Bathroom with Bath and Separate Shower

♦ Garage

♦ In All Approximately 1,722 Sq Ft

♦ Mature Gardens & Grounds

♦ Timber Shed

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.

Springhill Road occupies an elevated position off the Wallingford Road on the very edge of the village and, comprises an eclectic mix of properties many dating from the late Victorian and Edwardian eras, to more modern and contemporary buildings.

PROPERTY DESCRIPTION

19 Springhill Road was built in the late 70's by local builder John Dexter. Traditionally constructed with red brick and clay tile roof, it is set well back in spacious grounds. Entrance is through an open covered porch, into the hallway. The sitting room is at the front of the house and has a lovely high ceiling and gas effect fire. Steps take you up to the inner hallway with stair access and cloakroom which incorporates a shower. The study is next door and there are steps down into it. The dining room has patio doors leading you into the conservatory which has a glazed sloping roof. The kitchen breakfast room overlooks the back of the house and there is side door access. Recently refurbished with Wren grey shaker style units, there is a utility area to the back which has the gas boiler located. Upstairs there are 4 double bedrooms and family bathroom which has a bath and separate shower. The bedrooms have lovely views to the front and rear, benefitting from its elevated position. The landing has loft access. The loft has a drop down ladder and is part boarded.

OUTSIDE

The house has a hedged boundary to the road and long pavior driveway leading up to the property. There is ample parking for several cars and grassed area which is shared with next door. The garage is at the front of the house and has an up and over door. A side gate takes you to the private back garden. The patio leads round with steps down to the conservatory french doors, allowing for access. The garden is tiered and offers several seating opportunities, along with a rockery and pretty shrubs and borders. Mainly laid to lawn, the garden offers wonderful views at the top of Cow Hill and across the Elvendon Valley.

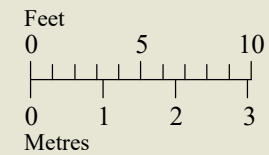
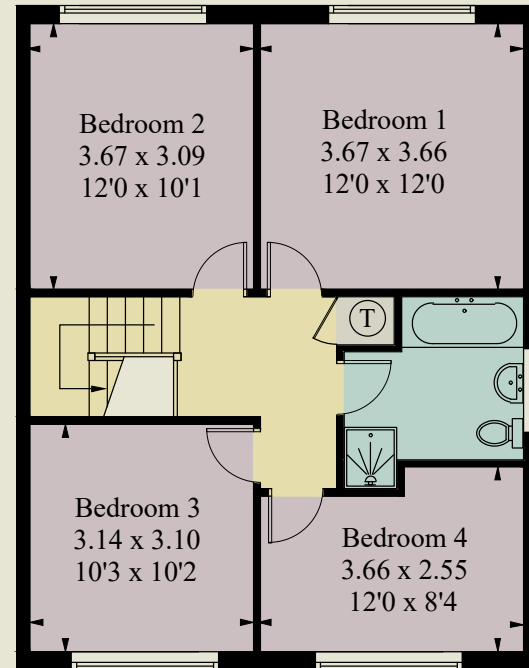
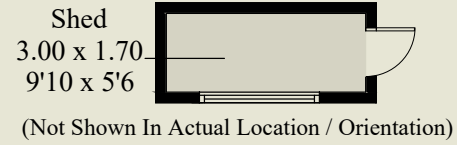
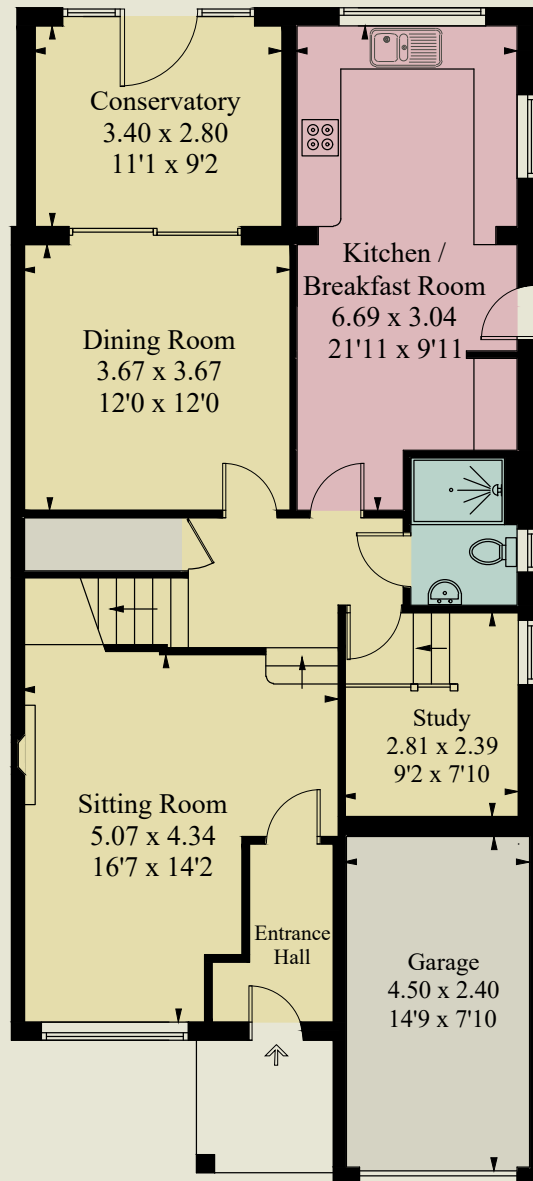


19 Springhill Road, Goring-on-Thames, Oxfordshire, RG8 0BY

Approximate Gross Internal Area (including Garage) = 157 sq m / 1689 sq ft

Outbuilding = 3 sq m / 32 sq ft

Total = 160 sq m / 1722 sq ft



CREATESPACE DESIGN ref 432

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



GENERAL INFORMATION

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

Council Tax: E

Energy Performance Rating: D / 68

Postcode: RG8 0BY

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

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. At the railway bridge junction turn left onto the Wallingford Road, continuing along this road as if leaving the village, and taking the last turning right into Springhill Road. The property will be found a short way along off on the left-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

