



12 PENNYPIECE

GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Station (London Paddington within the hour)

- 8 mins walk ♦ Reading (London, Paddington 27 minutes) -

10 miles ♦ M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley

on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles

(Distances and times approximate)

Occupying a private corner plot in an advantageous elevated position within this tree fringed views towards the river in a popular close, just a few minutes' walk to the River Thames, shops, school, restaurants, and mainline railway, the property enjoys a most relaxing ambience and outlook, occupying a delightful setting, in mature gardens and grounds to the front and rear

A semi detached house with 3 bedroom accommodation and detached garage with parking, extending to approximately 1,216 sq ft. The property offers scope to extend into the loft to create a further floor, subject to relevant planning permission.

♦ A Well Presented Contemporary House In Much Sought After Village Location

♦ Unique, beautiful and remarkable English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Driveway With Additional Parking

♦ Single Garage

♦ Entrance Hall

♦ Cloakroom

♦ Fitted Kitchen

♦ Sitting Room

♦ Sun Room

♦ Landing

♦ 3 Bedrooms all with Built In Wardrobes

♦ Family Bathroom with Bath and Separate Shower

♦ In All Extending To Approximately 1,216 sq ft

♦ Private Garden



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands 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 olde worlde 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 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.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also 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.

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-on-Thames 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

12 Pennypiece built by Loverock in approximately 1968, in a semi detached house, benefitting from a private corner elevated position within this cul-de-sac. Entrance is into the hallway with cloakroom and staircase. There is lovely parquet flooring running through. The sitting room overlooks the front of the property and then leads in the sun room at the back, through sliding doors. This allows for wonderful garden views. The kitchen is recently fitted. Upstairs there are 3 bedrooms, all with built in wardrobes and a family bathroom with bath and separate shower. The landing has loft access with a drop down ladder. The loft is a large space and offers an opportunity for converting to create another floor.

OUTSIDE

A shared driveway leads up to 2 garages, the left hand side garage belonging to 12 Pennypiece. There is an additional parking bay to the side and the property has a large deep lawn to the front. A gate to the right leads you to the private back garden which is fully fenced. Mainly laid to lawn, the garden enjoys total privacy.

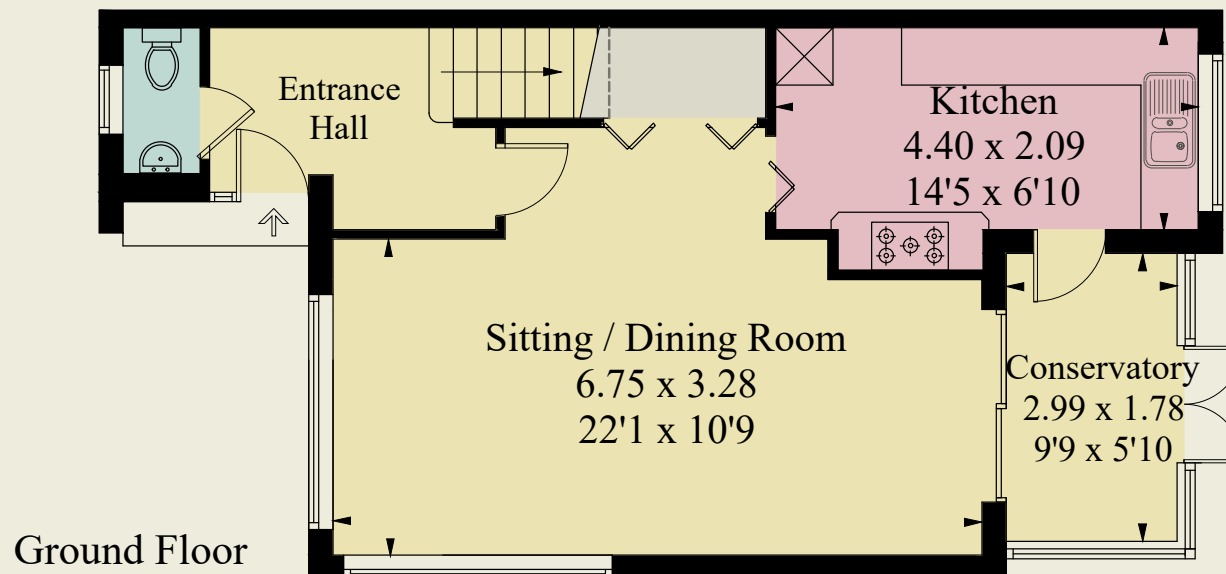
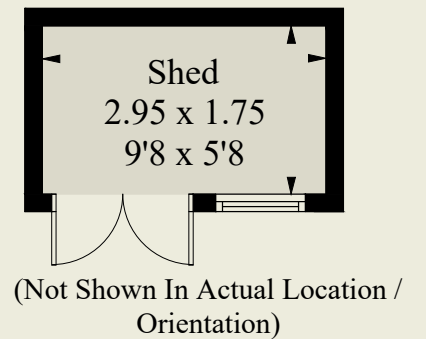
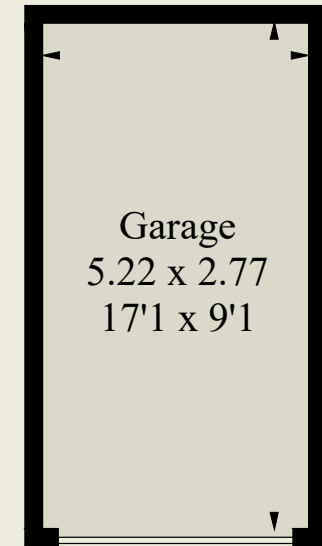
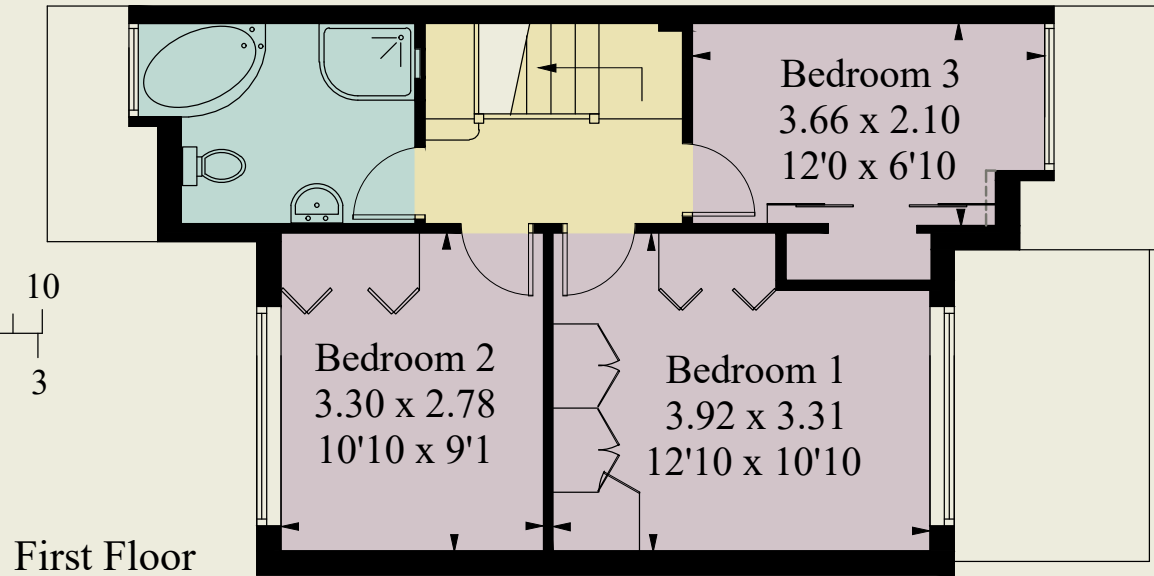
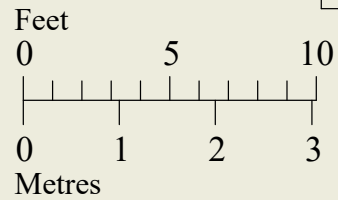


12 Pennypiece, Goring on Thames, Oxfordshire, RG8 9BY

Approximate Gross Internal Area = 93 sq m / 1001 sq ft

Outbuildings = 20 sq m / 215 sq ft

Total = 113 sq m / 1216 sq ft



CREATESPACE DESIGN ref 475

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



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired central heating.

Energy Performance Rating: D

Postcode: RG8 9BY

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-on-Thames, proceed up the High Street, turning left onto Cleeve Road. Carry on straight ahead for about 300 metres and Pennypiece will be found on your right hand side as the road drops down. 12 will be found in the far right hand corner, accessed from a shared driveway.



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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