



# 5 LYCROFT CLOSE

GORING ON THAMES ♦ OXFORDSHIRE



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Goring & Streatley Station (London Paddington within the hour)

- 6 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)

Situated in a favoured quiet part treelined close within easy reach of the central village area, mainline station, school and shops. A 1960's detached house with 3 / 4 bedrooms, in need of refurbishment set in a good sized level garden of approximately 0.18 of an Acre.

Alternatively, planning permission has been granted for a new replacement 5 bedroom house of impressive contemporary design with approximately 275 m2 (2960 sq ft) of accommodation.

♦ Driveway

♦ Reception Hall

♦ Cloakroom

♦ Sitting Room

♦ Kitchen

♦ 4th Bedroom/ Family Room

♦ Landing

♦ 3 Double Bedrooms

♦ Family Bathroom

♦ Garage

♦ Internally Extending To Approximately 1,431 Sq Ft

♦ Private & Mature Gardens & Grounds Extending To Approximately 0.13 Of An Acre

♦ Planning Permission Granted For Replacement 5 Bedroom Property of 2960 sq ft



Proposed Front Elevation Perspective View  
DEVELOPED DRAWINGS

tom  
gristwood  
architects

## SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downs 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 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 area is also extremely well served by an excellent range of state and private schooling. The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 6th Century. Historically, Goring-on-Thames traces back to Saxon times. In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford 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 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.

Lycroft Close is a quiet L-shaped cul-de-sac approached off the wide tree lined Milldown Avenue. The Close comprises detached houses of differing size, architectural design and internal arrangement and were built in the mid 1960's by Gough Cooper, a well-respected Development Company.

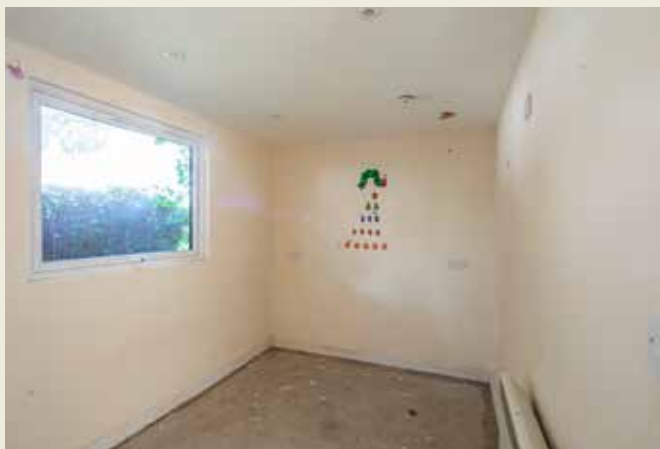
The houses are traditionally constructed in a contemporary style for the period and have the benefit of good-sized gardens. The top part of the Close only has houses along one side of the road which all face a wide grassed verge with mature deciduous trees forming a small copse extending along the full length behind providing colour and interest through the year.

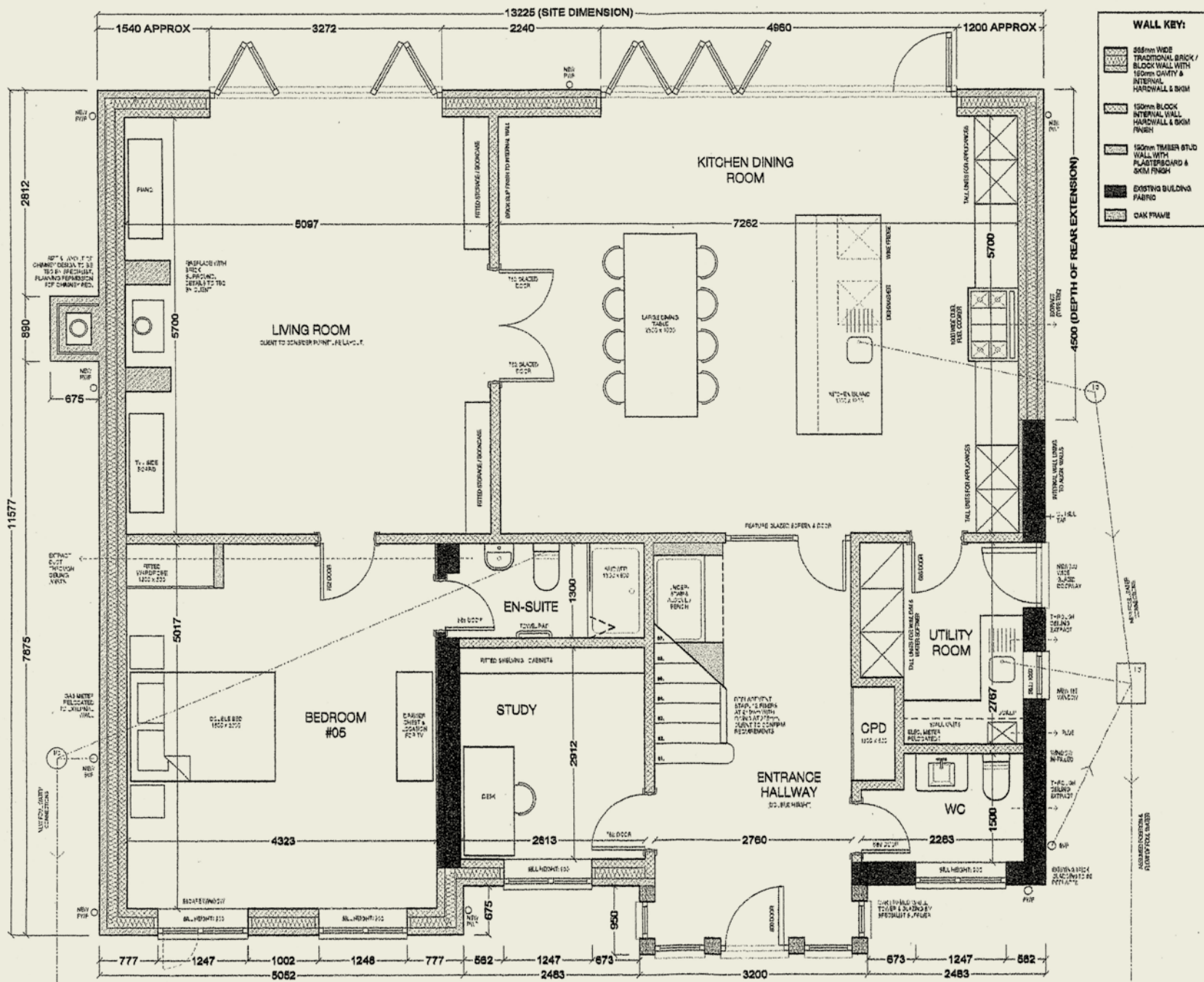
### PROPERTY DESCRIPTION

Ideally situated within the quiet heart of this quintessentially English village, but a short walk to The River Thames, extensive high street shops and restaurants, the well revered primary school, and for the mainline railway station providing direct access to London in under the hour, 5 Lycroft Close sits back in its plot, privately enjoying large mature gardens and grounds of approximately 0.13 of an acre. Having traditional red brick elevations under a pitched tiled and part dormered roof with wide glazing, the property presents itself as a contemporary family home which extends to approximately 1,431sq ft, affording a delightfully traditional yet open plan layout, with 2 reception rooms, 3 bedrooms, 1 bathroom, as well as a garage. In a most charming setting, a spacious detached home is afforded.

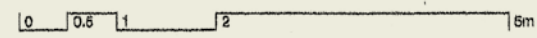
### OUTSIDE

Quietly and privately situated directly off Lycroft Close, a private driveway leads up to the integral garage and front door, opening through to the reception hall. Extensive planting and an expansive lawned garden run across the front and side of the house, leading through wide double timber gates to the main East facing rear garden and grounds. The rear garden is spacious and light, and ever so attractive and mature, with great privacy afforded, benefitting from a wealth of established attractive planting to all boundaries, which flank a central lawned garden. A wide paved patio terrace leads off the rear of the house itself, providing a charming situation for al-fresco dining and entertaining. Wonderfully mature and most private, the landscaped gardens and grounds must be viewed to be fully appreciated.





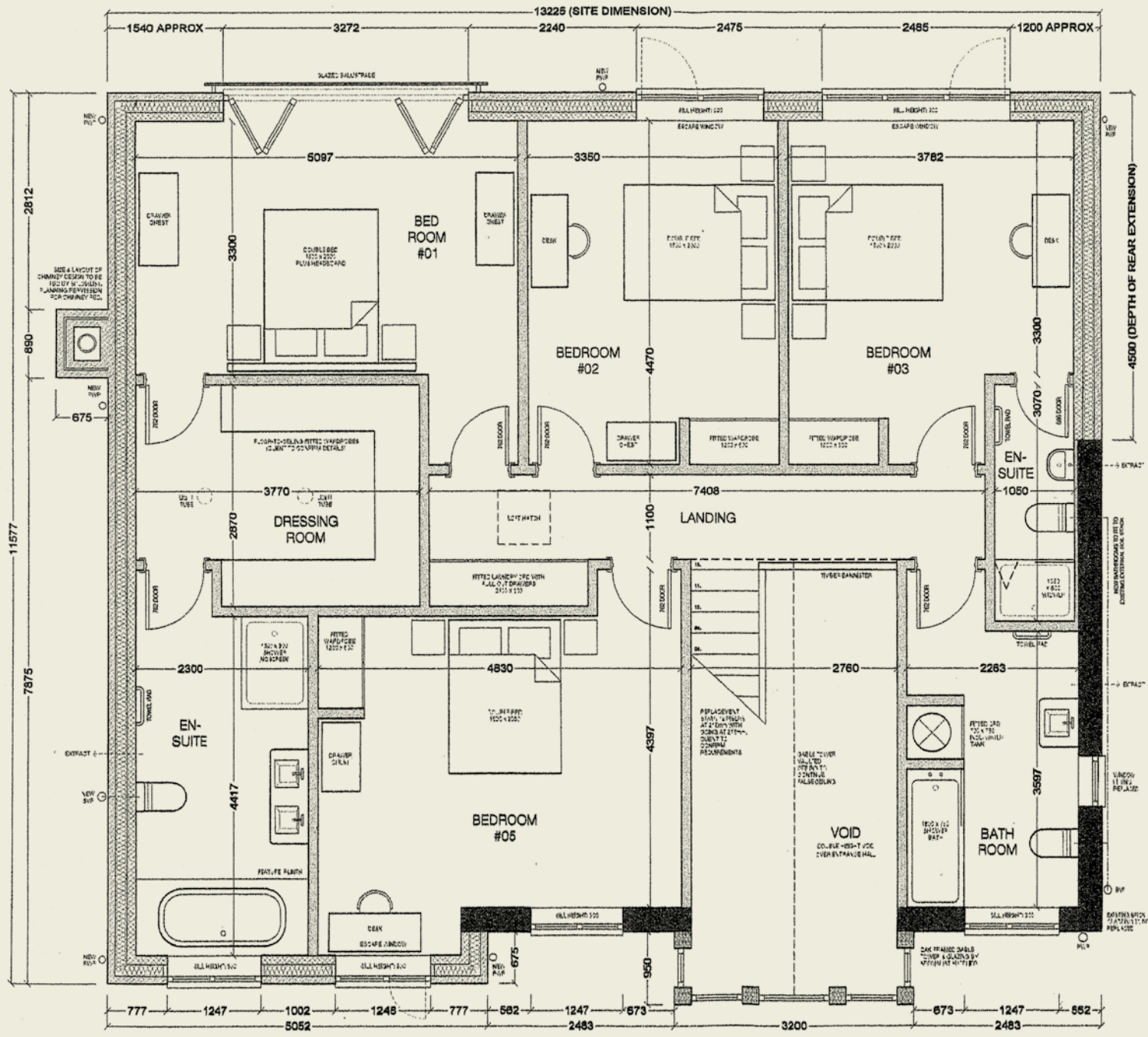
110.01 - Proposed Ground Floor Layout Plan - 1:50@A3



**DEVELOPED DRAWINGS**

Job: Lycroft Close  
 Job No: 588  
 Drawing: Proposed Layout Plan  
 Level: Ground  
 Scale: 1:50@A3  
 Drawing No: 110.01  
 Revision: -

tom  
gristwood  
architects



**WALL KEY:**

- 355mm WIDE TRADITIONAL BRICK / BLOCK WALL WITH 150mm GAVITY & INTERNAL HARDWALL & SKIM
- 150mm BLOCK INTERNAL WALL HARDWALL & SKIM FINISH
- 150mm TIMBER STUD WALL WITH PLASTERBOARD & SKIM FINISH
- EXISTING BUILDING FABRIC
- CLAV FRAMES



**DEVELOPED DRAWINGS**

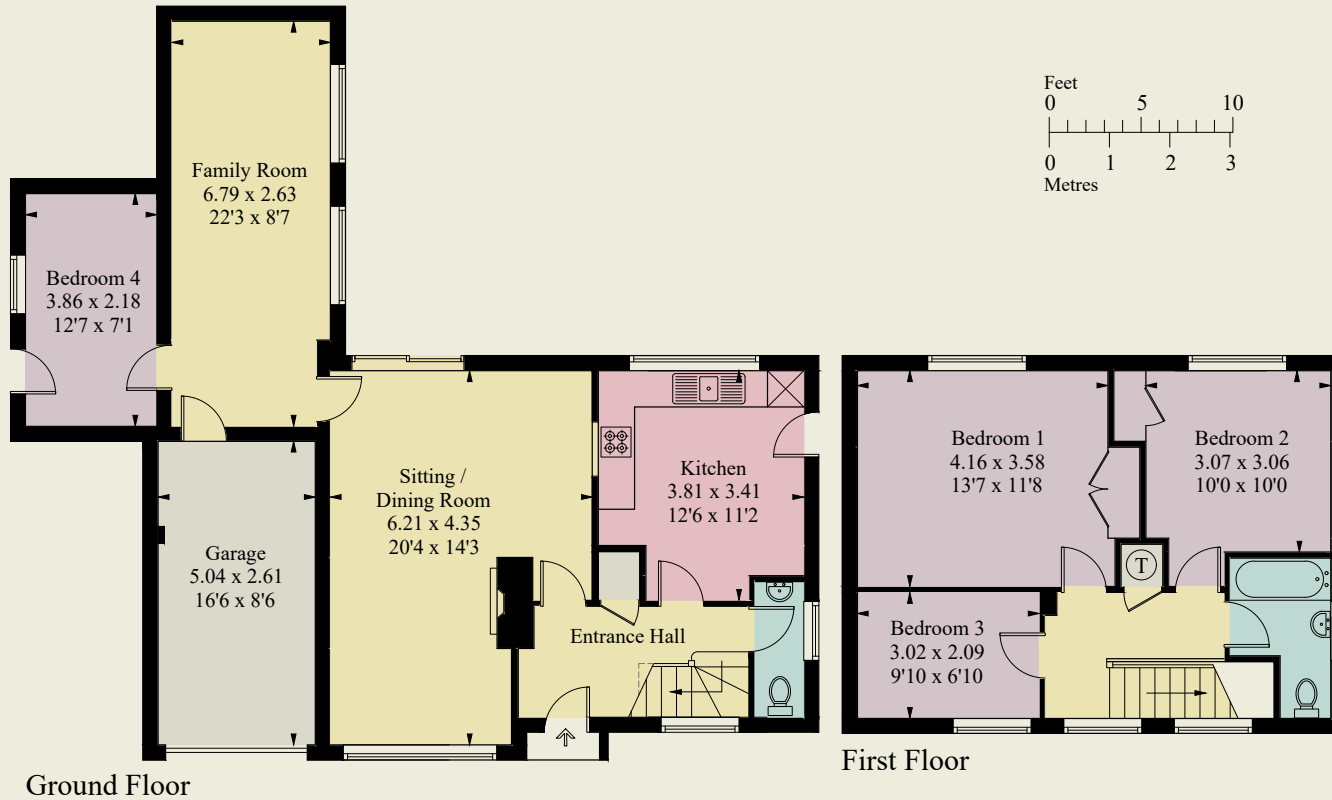
Job: Lyrcroft Close  
 Job No: 558  
 Drawing: Proposed Layout Plan  
 Level: First  
 Scale: 1:50@A3  
 Drawing No: 111.01  
 Revision: -



111.01 - Proposed First Floor Layout Plan - 1:50@A3

# 5 Lycroft Close, Goring-on-Thames, Oxfordshire, RG8 0AT

Approximate Internal Floor Area (including Garage) = 133 sq m / 1431 sq ft



CREATESPACE DESIGN ref 282  
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)

## GENERAL INFORMATION

**Services:** Mains gas, water, electricity and drainage are connected. Central heating and hot water from gas fired boiler.

**Council Tax:** F

**Energy Performance Rating:** D

**Postcode:** RG8 0AT

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices turn right and continue up the High Street to the railway bridge, turn left and continue on the Wallingford Road. Milldown Avenue is the 2nd right turning before the zebra crossing. Lycroft Close is found a short way along 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.



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