



# FLAT 3A SLOANE CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

**Warmingham**  
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# FLAT 3A SLOANE CLOSE

GORING ON THAMES ♦ OXFORDSHIRE

Goring Railway Station (London Paddington within the hour)

Streatley High Street / River 0.25 miles ♦ Reading 10 miles

(London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦

Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 mile

(Distances and times approximate)

Beautifully presented spacious one bedroom apartment extending to approximately 462 Sq Ft in central village location close to amenities and mainline station into London Paddington under the hour.

- ♦ Covered Porch
- ♦ Enclosed Entrance Hall
- ♦ Sitting Room / Kitchen
- ♦ Double Bedroom
- ♦ Ensuite Shower Room
- ♦ Side Access
- ♦ Paved Frontage With Picket Fence
- ♦ Designated Parking



## 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, Post Office, 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.

N.B. Crossrail services are scheduled to be commencing from Reading ASAP which together with the electrification of the line will significantly improve travelling times to Paddington and central London destinations.

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.

### PROPERTY DESCRIPTION

Beautifully presented spacious one bedroom apartment extending to approximately 462 Sq Ft in central village location close to amenities and mainline station into London Paddington under the hour. Covered Porch opening into an Enclosed Entrance Hall. The property benefits from a spacious well presented Sitting Room / Kitchen with dual aspect. There is a good size double bedroom and shower room additionally, all with good quality fittings and recently decorated to a high standard.

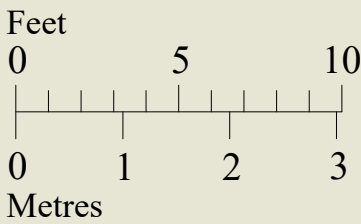
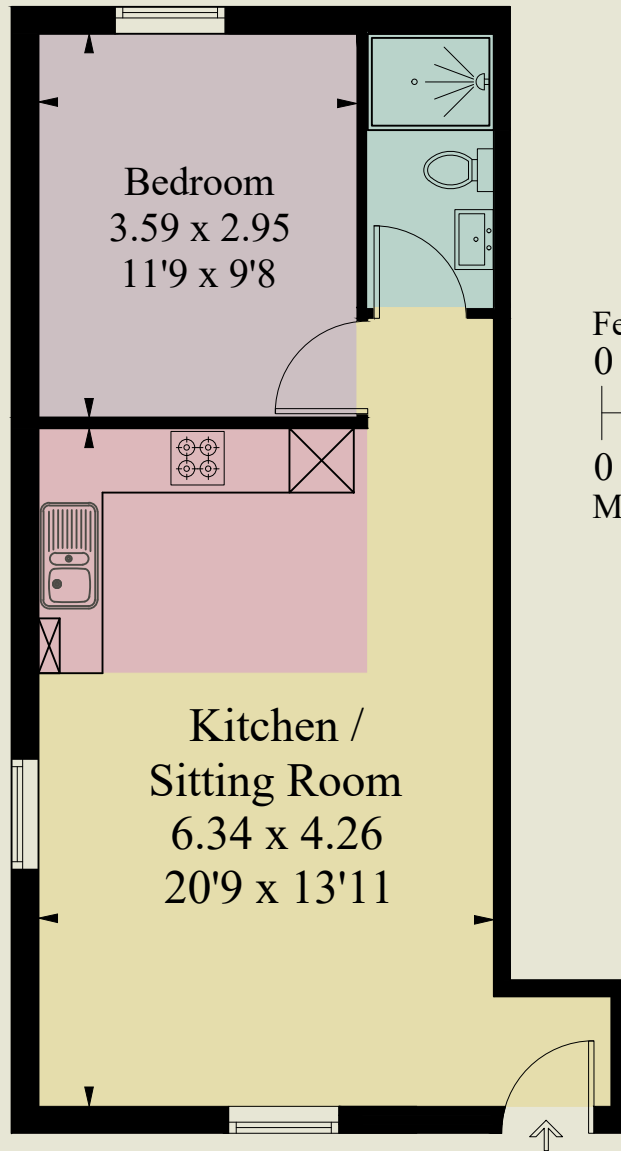
### OUTSIDE

Paved Frontage With Picket Fence boundary and Side Access. Designated Parking At The Rear.



# 3a Sloane Close, Goring-on-Thames, Oxfordshire, RG8 0EL

Approximate Gross Internal Area = 43 sq m / 462 sq ft



Ground Floor

CREATESPACE DESIGN ref 230

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

## GENERAL INFORMATION

**Services:** Gas central heating, mains electricity and water connected to the property.

**Council Tax:** B

**Energy Performance Rating:** C

**Postcode:** RG8 0EL

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

## VIEWING

Strictly by prior appointment through Warmingham & Co

## DIRECTIONS

From our offices turn right and continue to the top of the high street, turn right again at the railway bridge and at the next left into Reading Road, Flat 3a Sloane Close is found on the left with parking at the rear in the close.

## 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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