



Elegant Homes

12 ASH HURST
GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com



12 ASH HURST

GORING-ON-THAMES ♦ OXFORDSHIRE

Goring & Streatley Station (London Paddington within the hour) - 10 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)

Located on the fringe of this favoured Thames-side village, adjacent to open countryside, situated between Oxford and Reading, with an extensive array of shops, well revered primary school and main line railway station affording access to London within the hour, all within walking distance, a stunning bespoke new residence of approximately 818 sq ft, including 2 reception rooms and 2 bedrooms, providing spacious modern and contemporary yet traditional accommodation of superior quality with excellent workmanship and stylish fixtures and fittings evident throughout, set in professionally landscaped gardens and grounds which will encapsulate an 'Al Fresco' lifestyle.

♦ A delightful newly built energy efficient contemporary yet traditional country home of impressive architectural design (Completion Anticipated Summer 2022)

♦ 10 Year New Home Warranty

♦ Quiet village location adjacent to countryside within walking distance of primary school, mainline railway station to London Paddington & extensive local amenities

♦ Private Driveway & Parking With Additional Allocated Visitor Parking

♦ Cloakroom with WC

♦ Under-Stairs Cupboard

♦ Fully Fitted Kitchen / Dining Room With French Doors

♦ Living Room

♦ Galleried Landing

♦ Master Bedroom With Fitted Wardrobe and Work Space

♦ 2nd Bedroom With Fitted Wardrobe

♦ Family Bathroom

♦ In All Approximately 818 Sq Ft

♦ Professionally Landscaped Gardens & Grounds

♦ Timber Cycle Store / Shed



SITUATION

Ash Hurst is a new development of four 2-bedroom country cottages within the idyllic village of Goring-on-Thames. It is located in a quiet, tree-lined setting, adjacent to the open countryside, yet is within walking distance from the school, station and village shops.

Goring-on-Thames is nestled alongside the River Thames, in a location where the river cuts through the Chiltern Hills and the North Wessex Downs Areas of Outstanding Natural Beauty (AONB). This is known as the Goring Gap, which provides spectacular scenery and formed the inspiration for Kenneth Grahame's *Wind in the Willows*. It was also the much-loved country home of the late George Michael.

Country living at Ash Hurst also has the benefits of being located within walking distance of a mainline

station. The village has regular trains to Reading (15 minutes), London (49 minutes via Reading) and Oxford (28 minutes), with increased connectivity once Crossrail is completed.

Goring-on-Thames is also known to have a very strong community with clubs, societies and a bustling village centre. The village has its own doctors and dentists, as well as convenience food shops, including the locally acclaimed 'Goring Grocer' deli. It even has a hardware store, open 7 days a week, where you can buy four candles!

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 luxury 4-star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.





PROPERTY DESCRIPTION

A rare, newly built 2 bedroom 2 reception room country cottage, traditional in design, attractively reflecting the local vernacular, having red brick elevations with decorative banding under a pitched clay tiled roof, whilst internally, duly affording a most pleasing modern and contemporary air, extending to approximately 818 sq ft.

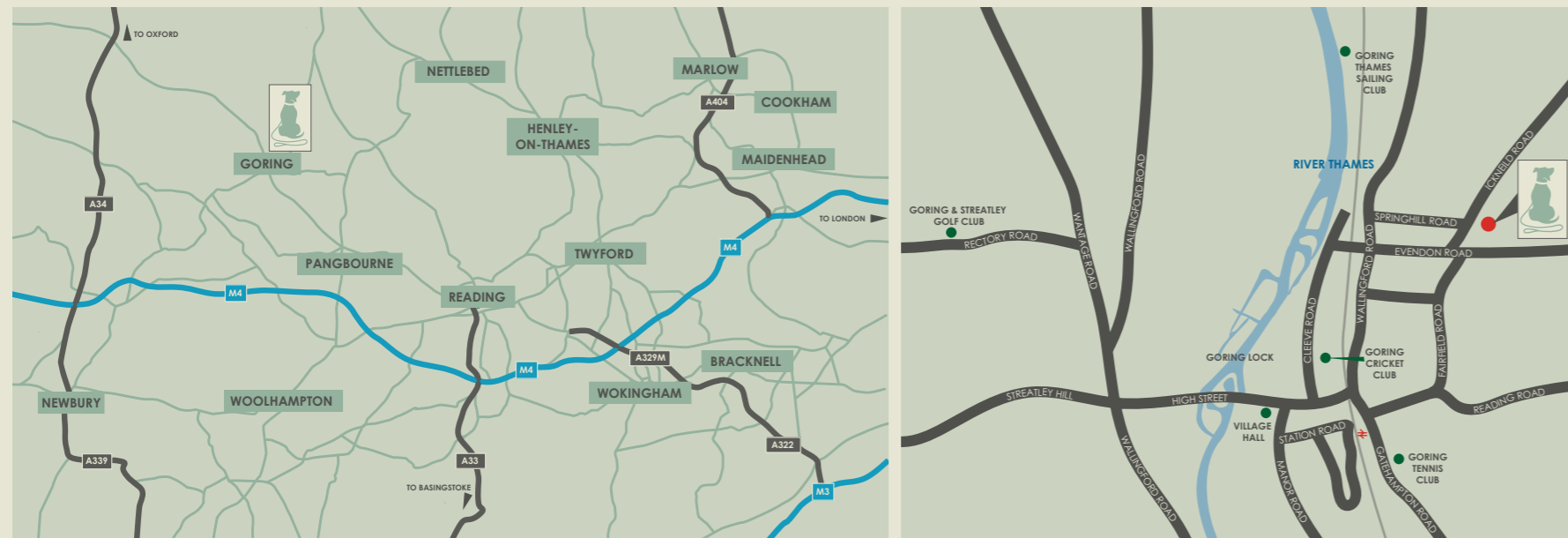
Stylishly finished, to a high specification, 12 Ash Hurst incorporates well-proportioned open plan yet traditional accommodation, with living room, and open plan kitchen / dining room, which opens out

through wide French Doors, directly on to the spacious stone laid patio terrace and rear garden and grounds, perfect for modern inside outside living and 'Al Fresco' dining.

On the first floor a light and airy galleried landing leads to the master bedroom with built-in wardrobes and desk / work space ideal for home working, the 2nd bedroom with built-in wardrobes, and a family bathroom.

A simply delightful newly built home in a wonderful and most convenient setting, with much to enthuse over, internally and externally, early viewing is highly recommended.

LOCATION



LAYOUT





GARDENS & GROUNDS

Privately approached off Icknield Road, access is initially provided via a private shared driveway serving a limited number of other properties. There is boxed hedging flanking the frontage of the property affording an attractive approach. The private allocated parking space for 12 Ash Hurst is to be found at the front of the property.

The rear garden is laid mainly to lawn with a delightful stone laid terrace running along a main breadth of the house, flanked with timber close boarded fencing. Off to one corner of the garden, there is a useful timber cycle store / shed.

French doors open out from the kitchen / dining room, simply perfect for 'Al-Fresco' dining.

Delightfully attractive, the gardens and setting must be viewed to be fully appreciated.



SPECIFICATION

KITCHEN

- ◆ Fully fitted kitchen with soft close cupboard doors and drawers
- ◆ Solid Mistral or similar work surface
- ◆ 600mm wide integrated fridge/freezer
- ◆ Rangemaster oven with hob
- ◆ Overhead extractor
- ◆ Fully integrated dishwasher
- ◆ Fully integrated washing machine
- ◆ Ceramic sink with mixer taps
- ◆ Under cupboard LED lights
- ◆ Recessed ceiling down-lighters
- ◆ Underfloor heating

BATHROOM

- ◆ Tiled floor
- ◆ Roca sanitaryware, showerhead and taps
- ◆ Shower with Thermostatic valve with separate head / hand shower attachments
- ◆ Bath with mixer tap and shower attachment
- ◆ 8mm glass shower screen
- ◆ Large mirror
- ◆ Heated towel radiator
- ◆ Integrated Cabinet with shaver point
- ◆ Porcelain tiles with rectified edges

ELECTRICAL

- ◆ A comprehensive electrical installation including LED down lighters to the kitchen cloak room, and family bathroom
- ◆ Central pendants to both bedrooms, living room, and landing
- ◆ White finish light switches and sockets
- ◆ External lighting to the front and rear landscaped gardens
- ◆ Mains operated smoke alarm
- ◆ Security intruder alarm to ground floor
- ◆ Internally wired for future provision of electric vehicle charger

TELEPHONE AND TELEVISION

- ◆ Master BT point suitably located
- ◆ TV points in kitchen / dining room and living room
- ◆ CAT6 cabling to kitchen / diner, living room and both bedrooms

WARDROBES

- ◆ Fitted wardrobes in master and second Bedroom

FLOOR FINISHES

- ◆ Cormar - Spirit Glow 42oz Carpets to stairs, landing and bedrooms
- ◆ Quickstep wood effect laminate flooring to living room, cloakroom and kitchen / diner

CENTRAL HEATING

- ◆ Gas-fired combination condensing system boiler providing underfloor heating to kitchen/dining room, living room and cloak room
- ◆ Radiators with thermostatic valves on the first floor
- ◆ Wall thermostats for both ground and first floor heating controls

WINDOWS, DOORS AND JOINERY

- ◆ UPVC double glazed windows
- ◆ Composite front door and UPVC rear doors with multi-point locking system to "Secured by design" standard
- ◆ Suffolk white primed internal doors
- ◆ Staircase with timber handrail and Newell cappings

OUTSIDE

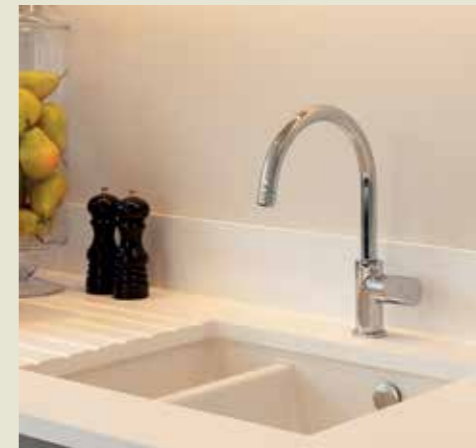
- ◆ Centrally located patio with access from kitchen / dining room
- ◆ Marshalls Saxon 600 x 600 natural paving slabs
- ◆ Garden to rear, including turf
- ◆ Garden water tap to rear
- ◆ Bicycle store / shed

EXTERNAL FINISHINGS

- ◆ Tornado stock facing brick
- ◆ Terreal Rustique clay roof tile
- ◆ Permeable block paved parking area and driveway

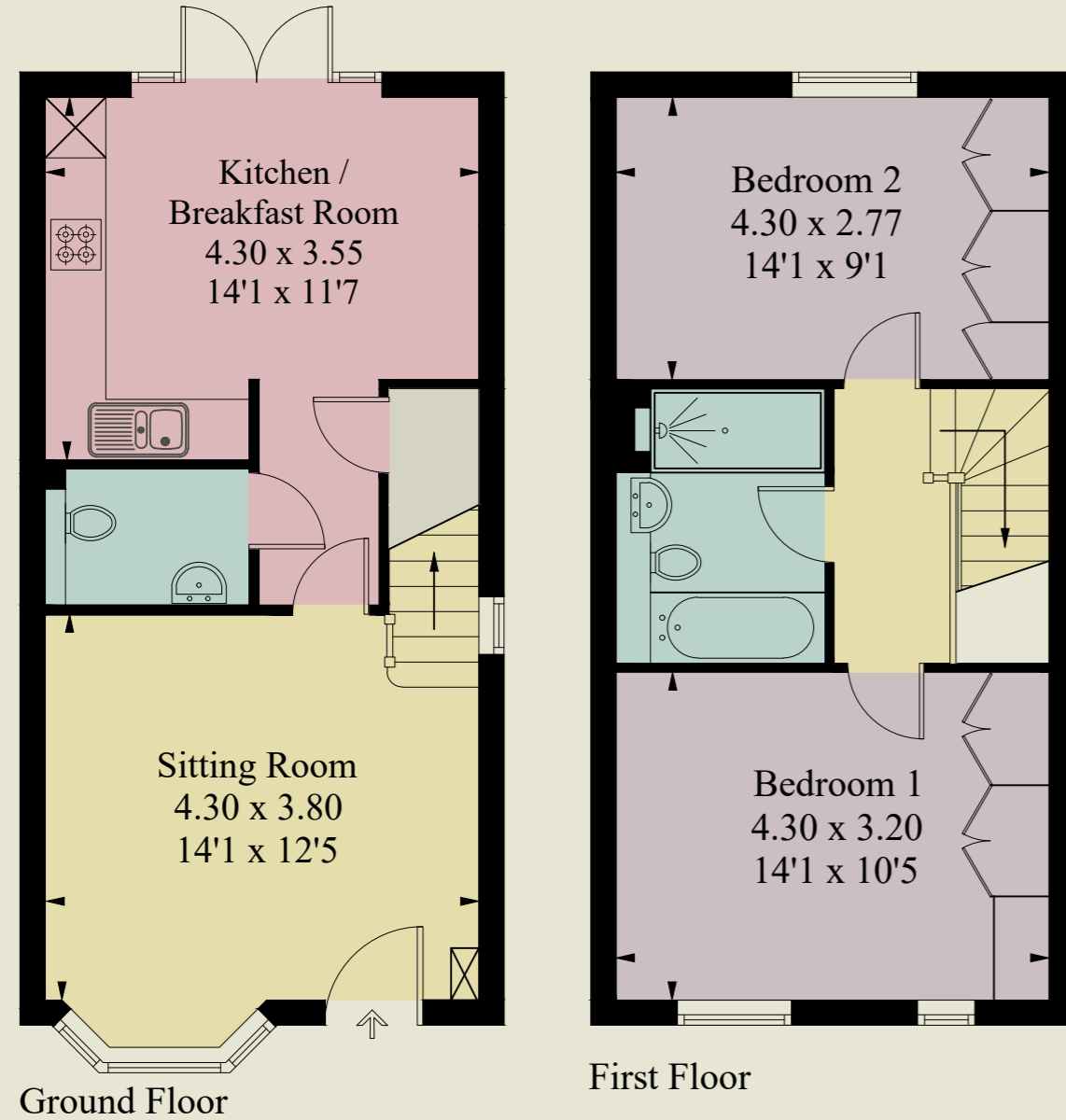
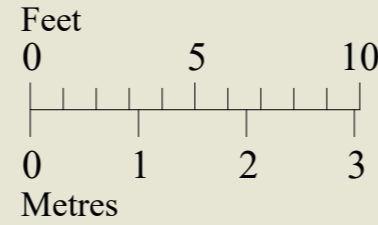
MASTER BEDROOM

- ◆ Desk / work space ideal for home working



12 Ash Hurst, Goring-on-Thames, Oxfordshire, RG8 0DQ

Approximate Internal Floor Area = 76 sq m / 818 sq ft



CREATESPACE DESIGN ref 251

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



GENERAL INFORMATION

Predicted Efficiency Rating: TBC

Postcode: RG8 0DG

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

N/B All internal photographs are example photographs taken within one of the properties.

VIEWING

Strictly by appointment through Warmingham & Co.

ABOUT THE DEVELOPER

Elegant Homes is a bespoke residential property development company. We are dedicated to providing well-designed and crafted new homes. We started working on this project six years ago and have worked continuously, striving to create a development with a sense of place. Ash Hurst demonstrates a concerted place-making effort that complements its semi-rural location.

We maintain the same quality and attention to detail through all of our projects. As a locally based company, we care about our community and provide a personal service in our after sales care.

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.

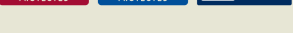
A DEVELOPMENT BY



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