



HARFIELD HOUSE

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Warmingham
www.warmingham.com

HARFIELD HOUSE

GORING ON THAMES ♦ SOUTH 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 miles

(Distances and times approximate)

An attractive 4 bedroom semi-detached house conveniently placed within a few minutes walk of the central high street shops and amenities, the river and mainline station.

♦ Entrance Porch

♦ Reception Hall

♦ Large Kitchen/Dining Room

♦ Utility Room leading to Cloakroom

♦ Snug

♦ Sitting Room

♦ Master Bedroom with ensuite Shower Room

♦ 2 Double Bedrooms

♦ 1 Single Bedroom

♦ Bathroom with claw foot Bath

♦ Off Road Parking

♦ Garden

♦ Gas Central Heating



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.

PROPERTY DESCRIPTION

Harfield House sits towards the top of the high street in an advantageous spot within the village. Renovated and extended in recent years, it offers spacious open plan family accommodation. Entrance is through a covered porch area with period floor tiles. The front door entrance opens into the reception hall which has stripped wood flooring - this carry's on through the whole of downstairs area. The kitchen/dining room is a large space with attractive roof windows and French doors giving lots of natural light. There is a large island which houses a sink and ample work top, plus room for sitting. The snug area is a good size seating area with space for sofa's. The utility room is off the kitchen and has a back door to the garden and there is a cloakroom at the far end. The sitting room is at the front of the house with open fireplace. Upstairs are 4 bedrooms, 3 doubles and 1 single. The master bedroom has an ensuite shower room plus there is a family bathroom with shower cradle within a claw foot bath.

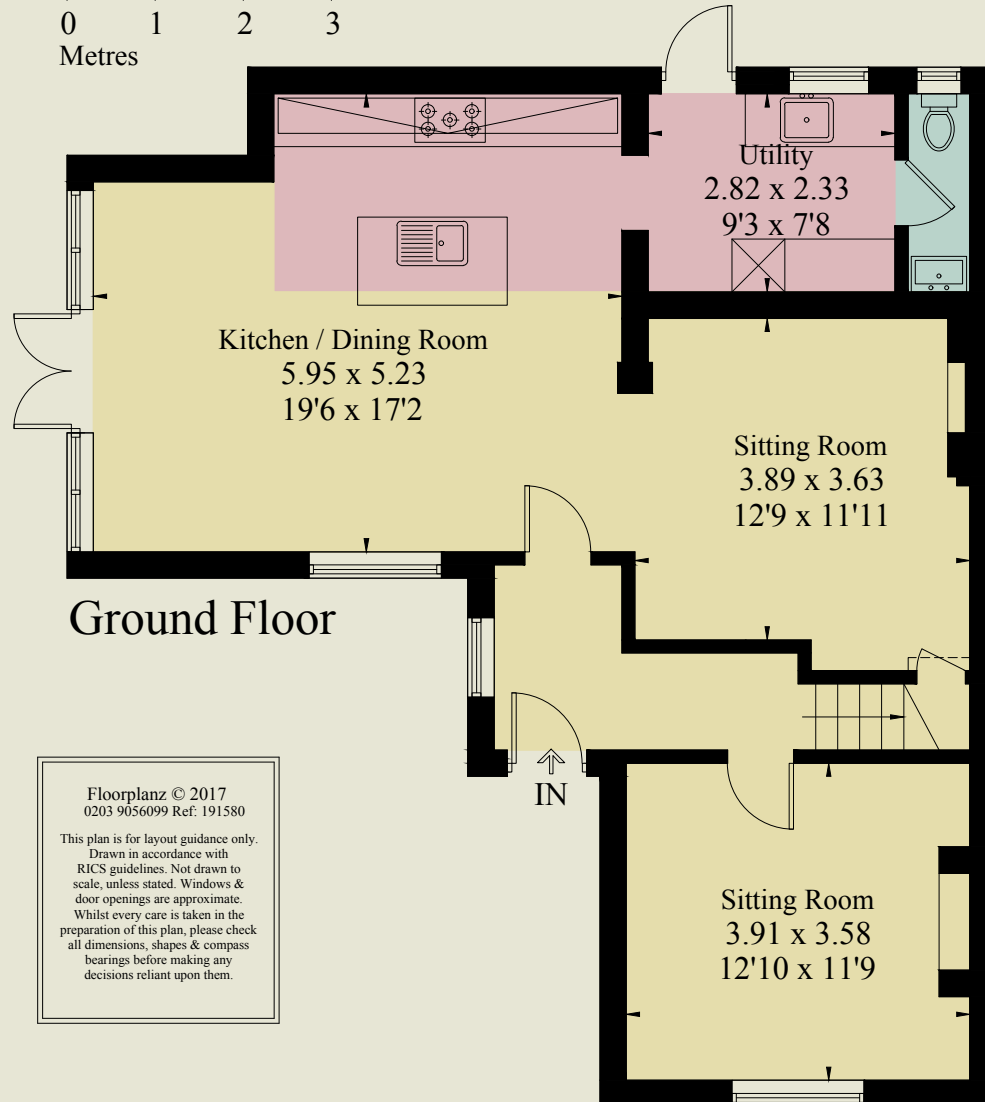
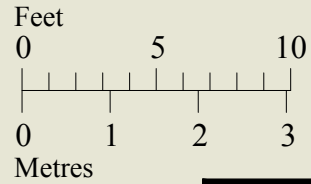
OUTSIDE

There is driveway parking for cars in front of the property. The garden is fully fenced and has a lovely patio area in front of the French doors and then mostly laid to lawn with mature trees offering privacy.



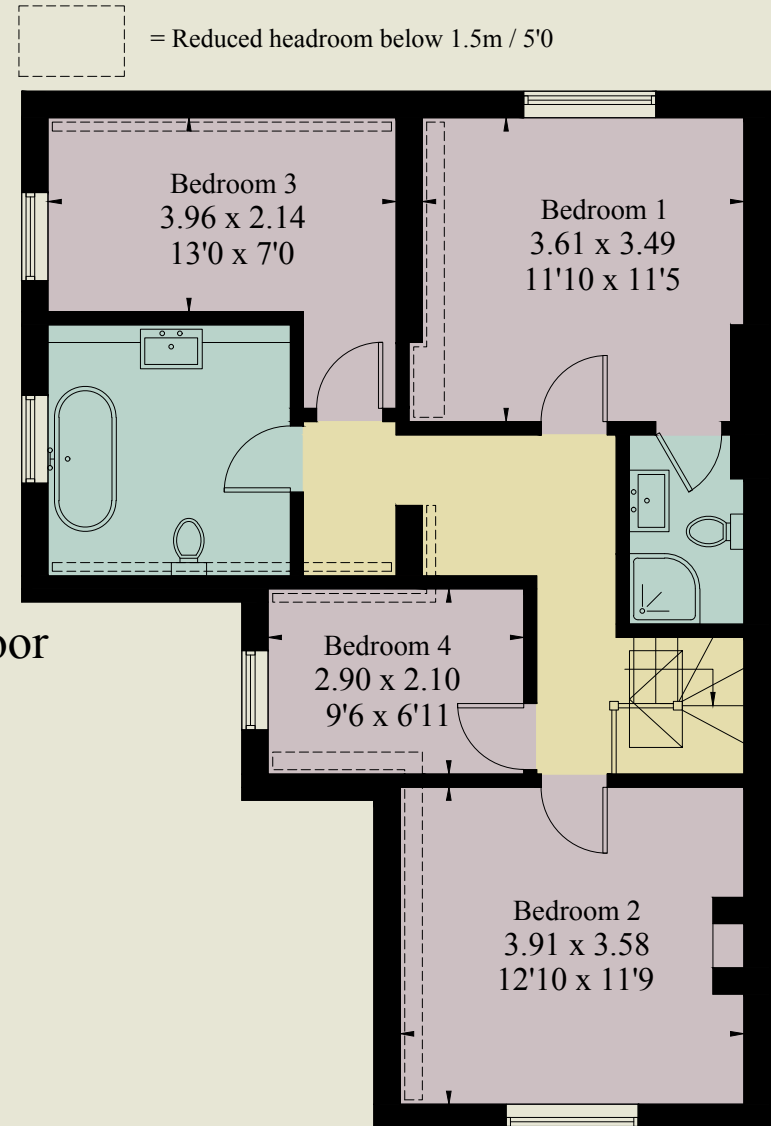
1 Red Cross Road, Goring, Reading, RG8 9HG

Approximate Gross Internal Area
144.2 sq m / 1552 sq ft



Floorplanz © 2017
0203 9056099 Ref: 191580

This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
Whilst every care is taken in the
preparation of this plan, please check
all dimensions, shapes & compass
bearings before making any
decisions reliant upon them.





GENERAL INFORMATION

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

Council Tax: D

Energy Performance Rating: E

Postcode: RG8 9HG

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

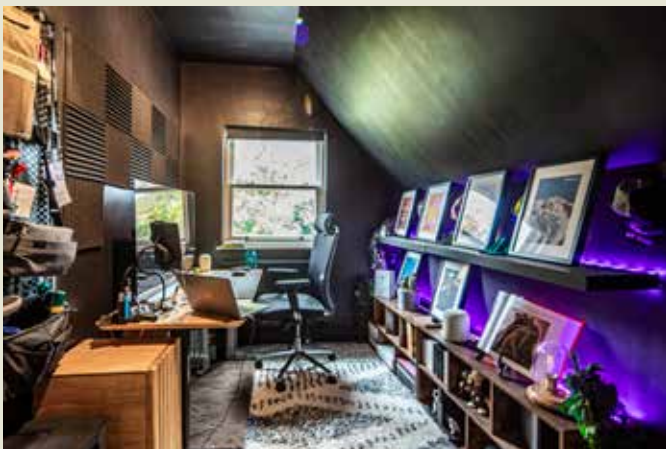
Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring, turn right and proceed up the High Street turn right into Red Cross Road and Harfield House is the first on the left.

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

