



FIDDLE HILL

ICKNIELD ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

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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 - 7 miles
 (Distances and times approximate)

Situated in an elevated position with views across the Elvendon valley and with over 11 acres, this wonderful family home in a much sought after desirable riverside village of Goring on Thames, being just a short walk to The River Thames, high street shops, primary school, mainline railway station providing direct access to London within the hour, and yet also conveniently placed for Oxford, Reading, and the M4 & M40.

Fiddle Hill is a stunning architect designed home of approximately 6017 sq ft, inclusive of detached triple garage with striking elevations of particular architectural note and separate annexe. Affording most stylish and high-quality contemporary fixtures and fittings throughout, carefully appointed with a most impressive internal design, both an open plan and traditional layout are enjoyed, including 5 bedrooms, 3 being suites, 1 with a fitted dressing room, 4 bathrooms, and 5 reception rooms, a spacious reception hall, and a charming sitting room with open fireplace, providing for a most charming and convenient location, with early viewing being highly recommended.



♦ An Exquisite Family Home, Of Impressive Architectural Design, Extending To Approximately 6017 Sq Ft Inclusive Detached Triple Garage and Separate Annexe Set In Approximately 11.34 Acres Of Beautiful Gardens, Paddocks and Woodlands.

♦ Delightful Tree Lined Village Location Within Walking Distance Of Extensive Amenities, Primary School, Mainline Railway Station To London Paddington & Scenic Riverside

- ♦ Covered Entrance Porch
- ♦ Spacious Galleried Reception / Dining Hall
- ♦ Cloakroom
- ♦ Sitting Room with open fireplace
- ♦ Kitchen / Family Room
- ♦ Utility Room / Wine Store
- ♦ Family Room
- ♦ Plant Room
- ♦ Cloaks
- ♦ Study

- ♦ Galleried Landing To 1st Floor
- ♦ Master Bedroom Suite With Walk in Wardrobe, En-Suite Bathroom and Juliet Balcony
- ♦ 2nd Bedroom Suite With En-Suite Shower Room and fitted Wardrobes
- ♦ 3rd Bedroom Suite With En-Suite Shower Room
- ♦ 2 Further Double Bedrooms
- ♦ Family Bathroom
- ♦ Airing Cupboard

- ♦ Detached Triple Garage
- ♦ Media & Games Room

- ♦ Detached Annexe, with Shower Room, Kitchenette, Living/Dining/Bedroom Area
- ♦ Gardeners Store plus 2 Sheds & Woodstore

♦ Extending Internally To Approximately 6017 Sq Ft

♦ Beautiful Gardens, Paddocks and Attached Woodland of Approximately 11.34 Acres

SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite 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 16th Century. Historically, Goring-on-Thames traces back to Saxon times.

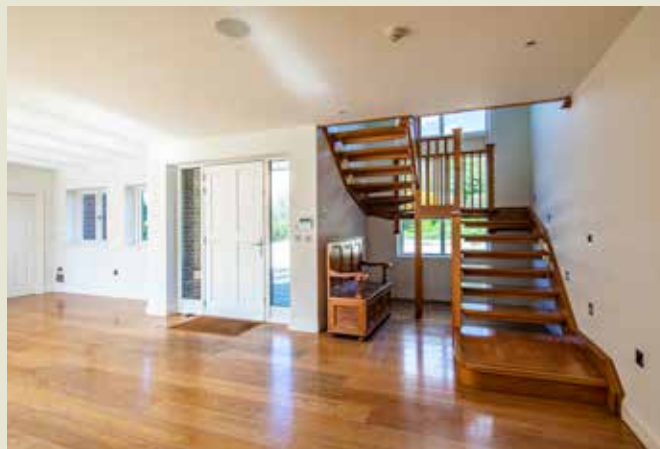
In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory 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.

PROPERTY DESCRIPTION

Privately situated in a most peaceful and idyllic location within this popular Thames-side village, Fiddle Hill, is a simply stunning family home, with a wholly relaxing yet engaging ambience, quietly backing onto farmland, showcasing proudly the architectural attributes of the property, both internally and externally. Built to an exceptionally high standard, predominantly of traditional design with appealing elevations, a more striking contemporary note is also evident internally, most impressive and complimentary. Affording particularly generous accommodation of approximately 4219 sq ft internally, in addition to the detached garage which extends to approximately 1227 sq ft internally, a simply inspired layout can be found, with open plan contemporary living combined impressively with that of a rather more traditional air.



To the ground floor, opening through from the covered porch, all principle reception rooms lead off a grand central galleried reception hall, including the sitting room with open fireplace and bi-fold doors, study, cloakroom and cloaks / plant room, and the kitchen / family room and separate utility room. All three sets of wide glazed bi-fold doors open up with wonderful views of the gardens and grounds, wonderfully designed for both inside outside living and in which to admire the gardens from inside.

From the grand galleried reception hall a wide turning oak staircase leads up to the first floor and spacious galleried landing, the luxurious master bedroom suite with bathroom and dressing room, 2 further bedroom suites with shower rooms, 2 double bedrooms, and a family bathroom. A media & games room is on the lower floor.

A simply wonderful opportunity, affording stylish and high-quality contemporary fixtures and fittings throughout, with a most impressive design to be enjoyed, Fiddle Hill is an exquisite family home in a most charming and convenient village location, with early viewing being highly recommended.

OUTSIDE

Idyllically located on the quiet tree lined fringe of this stunning riverside village, Fiddle Hill is privately approached off Icknield Road within secure gates, resting within its own stunning gardens and grounds of 11.34 acres.

An attractive most spacious splayed gravelled entrance driveway, affording ample parking for numerous vehicles. The driveway is flanked by mature trees, hedging, and lawned gardens which connect via stone flagged pathways, merging into the side and rear gardens, providing an all-encompassing outside living environment to enjoy.

Off to one far side, there is an attractive detached triple garage, with the garage having fitted power and electric up and over entrance doors.

The stone laid terrace with additional wooden decking wraps its way around the property, widening across the entire width of the house at the rear, affording a most spacious wrap-around garden terrace, which links up between the main rear reception rooms, from the three sets of wide glazed doors, creating a modern inside outside living experience, and perfect for 'Al Fresco' dining.

Extensive mature lawned gardens with sheltered boundaries flanked by mature trees embody a most relaxing ambience overlooking Elvendon Valley and the adjoining paddocks and woodland offering a most attractive view to be enjoyed.

On the approach to the main residence is a separate building which is a self-contained annexe with a shower room, kitchenette and living/dining/bedroom area.

Delightfully attractive, quite stunning, striking a beautiful balance between colourful manicured gardens with park-like ambience, the gardens & grounds must be viewed to be fully appreciated.



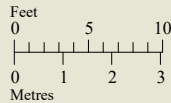
Fiddle Hill, Icknield Road, Goring-on-Thames, Oxfordshire, RG8 0DG

Approximate Gross Internal Area = 392 sq m / 4219 sq ft

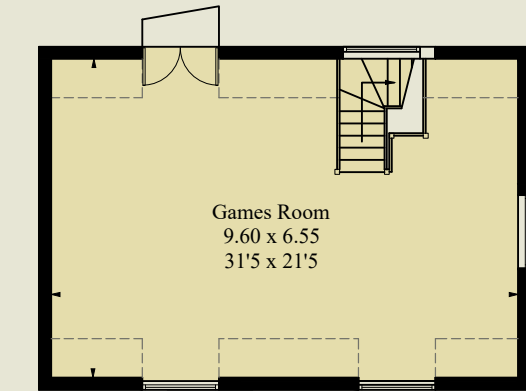
Annexe and Outbuildings = 155 sq m / 1668 sq ft

Limited Use Area = 12 sq m / 129 sq ft

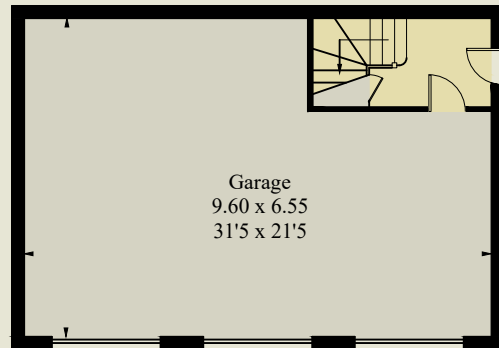
Total = 559 sq m / 6017 sq ft



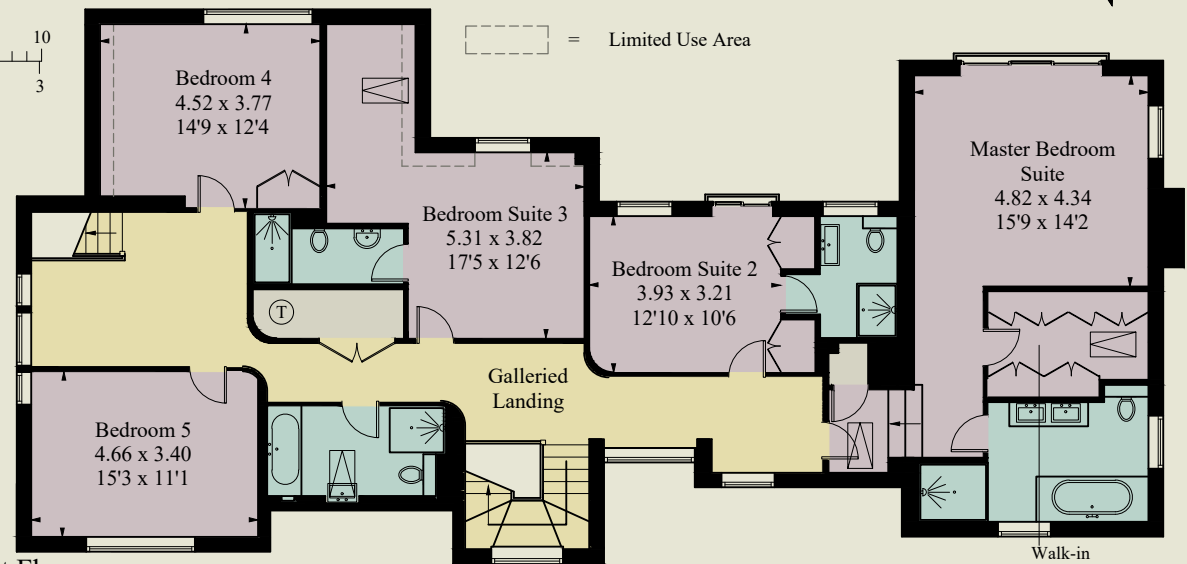
= Limited Use Area



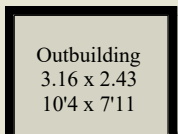
First Floor



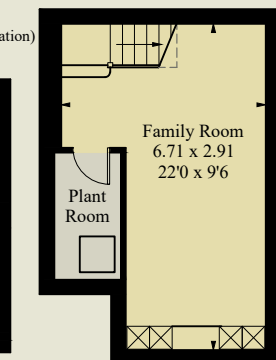
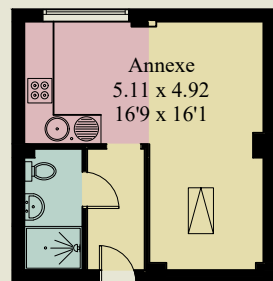
Ground Floor



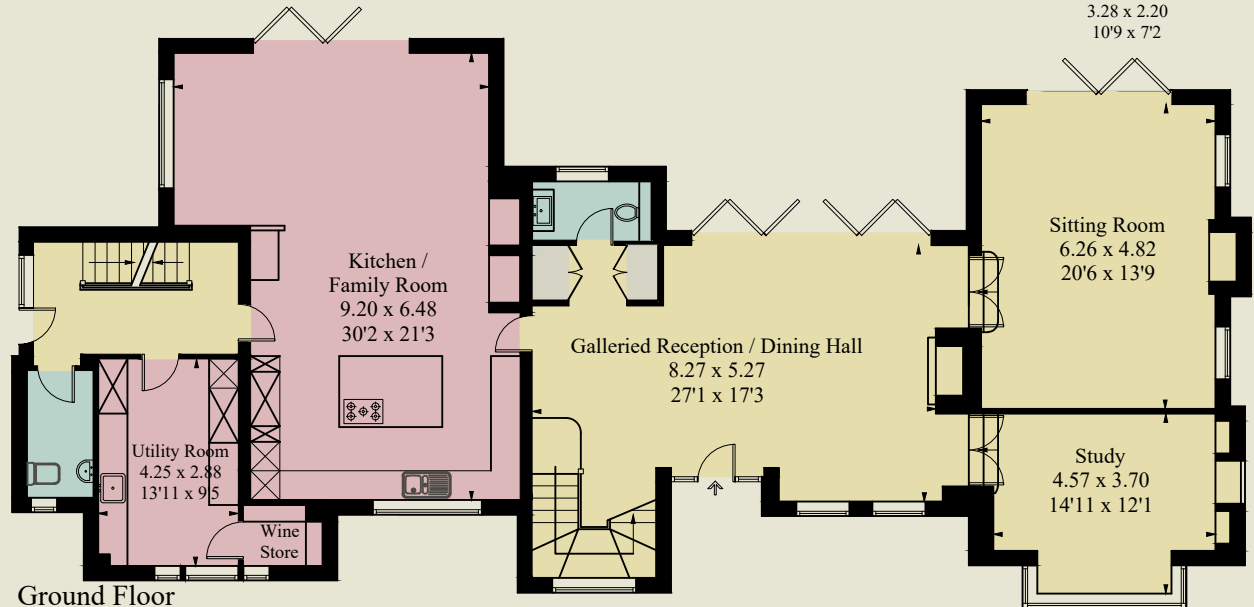
First Floor



(Not Shown In Actual Location / Orientation)



Basement



Ground Floor

CREATESPACE DESIGN ref 289

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



GENERAL INFORMATION

Services: Mains water, drainage and electric are connected to the property. Underfloor heating provided by an upgraded Worcester boiler.

Energy Performance Rating: C / 73

Postcode: RG8 0DG

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From the centre of Goring-on-Thames proceed up to the top of the High Street where at the Railway Bridge junction bear left onto the Wallingford Road. Just before leaving the village as the road begins to rise take the last turning right into Springhill Road. At the junction with Icknield Road bear left and continue up the hill where Fiddle Hill will then be found in a further 400 hundred metres or so off on the right hand side accessed through a gated private drive.

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

