



12 THAMES BANK

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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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)

A beautifully presented 2 bedroom ground floor riverside apartment within an Edwardian style building. The services include an estate manager, personal alarm system, underground garaging and 300 feet of Thames frontage. For aged over 55's.

- ♦ Secure Communal Entrance Hall
- ♦ Stairs leading down to ground floor

- ♦ Entrance door into the Hall/Dining room
- ♦ Sitting room with French doors leading to Terrace
- ♦ Main Bedroom with Wall to Wall Wardrobes and Ensuite Shower room
- ♦ Family Bathroom
- ♦ Second Double Bedroom
- ♦ Fully fitted Kitchen

- ♦ Underground Garaging

- ♦ Landscaped Riverside Grounds



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley, set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite above the village of Streatley. The area is known geographically as the 'Goring Gap' and is designated an 'Area of Outstanding Natural Beauty'. In 2009, Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, a gastropub with rooms, a lovely traditional pub, a full NHS practice, veterinary practice, dentist and library. The village hosts numerous popular and well attended annual events.

Importantly, a mainline railway station provides fast commuter services to London Paddington in 45 minutes. 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. 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-on-Thames is The Swan at Streatley, a luxury 4-star riverside hotel with adjoining Coppa Club, riverside Lobster Bar and gym.

The area is also extremely well served by an excellent range of state and private schooling, which includes not only the ever popular Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford School, Moultsford Preparatory School, The Oratory Preparatory & The Oratory School, St Andrews Preparatory 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.



Elizabeth Line services commenced from Reading in 2022, which together with the completed electrification of the GWR line, has significantly improved travelling times to central London and the City, Heathrow and as far east as Essex.

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 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.

OUTSIDE

The apartment has underground garaging and a useful storage cupboard.

Mature landscaped gardens slope down to the river. 300 feet of Thames frontage.

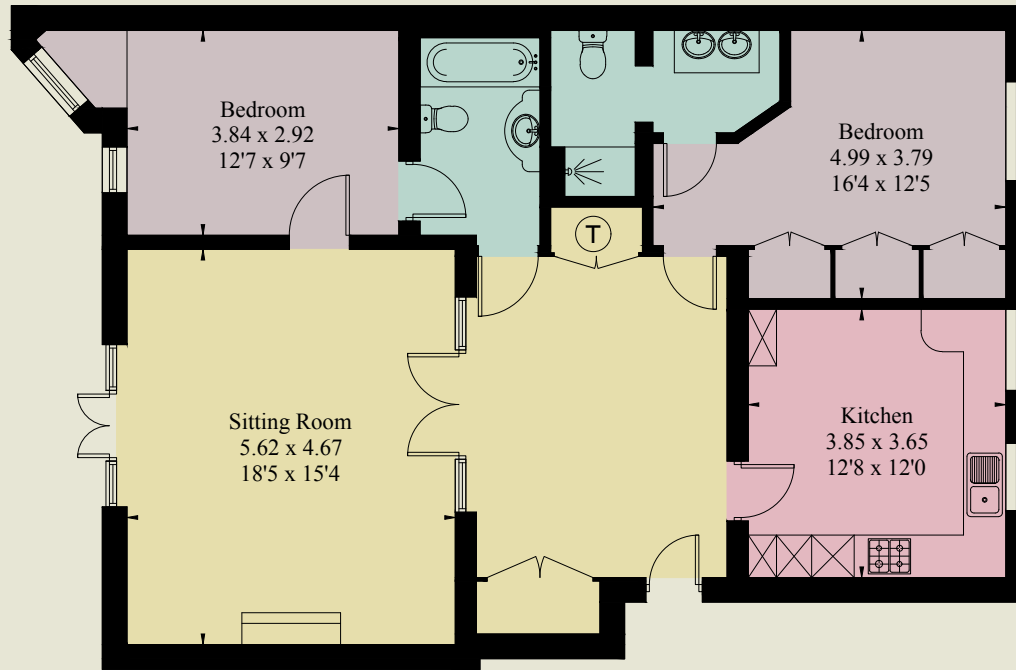


12 Thames Bank , Goring on Thames , RG8 9AH

Approximate IPMS2 Floor Area = 103.9 sq m / 1118 sq ft

Limited Use Area = 0.2 sq m / 2 sq ft

Total = 104.1 sq m / 1120 sq ft



Ground Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 226893

GENERAL INFORMATION

Services: Electric storage heaters.

Council Tax: G

Energy Performance Rating: D

Postcode: RG8 9AH

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices, turn left and continue towards the river bridge. Just before the bridge and opposite the village hall take the right turning into Thames Road. Thames Bank is found at the far end 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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