



46 SPRINGHILL ROAD

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Train Station (London Paddington within the hour) 1 mile ♦ Reading 11 miles (London, Paddington 27 minutes) ♦ M4 (J12) 11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames 12 miles ♦ Oxford 19 miles ♦ Wallingford 8 miles
(Distances and times approximate)

In an established residential road on the elevated fringe of the village close to the surrounding Chilterns countryside and river Thames. Easily accessible for the well-respected village primary school, local shop and the extensive High Street shops and amenities and mainline railway station providing direct access to London Paddington in under the hour.

A traditional yet contemporary four bedroom semi-detached cottage style property, sympathetically extended and modernised affording spacious family sized accommodation of approximately 1813 sq. ft. with a delightful South facing rear garden.

♦ Within the catchment area for Goring Primary and Langtree Secondary Schools

♦ Excellent road and rail communications

♦ Walking distance of primary school and local shop

♦ Spacious Private Driveway

♦ Entrance Hall

♦ Cloakroom / Family Bathroom

♦ Sitting Room

♦ Dining Room

♦ Fully fitted Kitchen with Wall to Floor Storage

♦ Utility Room

♦ Store Room

♦ 4 Bedrooms

♦ Shower Room

♦ In All Approximately 1,813 sq. ft.

♦ Landscaped South Facing Rear Garden

♦ Sun deck / terrace

♦ Garage

♦ Home Office In Garden



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

A 4 bedroom semi detached family home situated in a popular street. With lovely open plan living, the property benefits from 4 bedroom and 2 bathroom accommodation, plus garage, large store room and outside garden office.

OUTSIDE

The property has a driveway providing off-road parking, access to good garage storage and also leads to the gated entrance to the rear garden.

The landscaped south facing rear garden is a further attractive feature of the property with views beyond to a woodland escarpment and "Cow Hill". Laid mainly to lawn with vegetable patch within boundaries and colourful borders affording a private and pleasant aspect to be enjoyed from the terrace which is perfect for 'Al-Fresco-dining'.

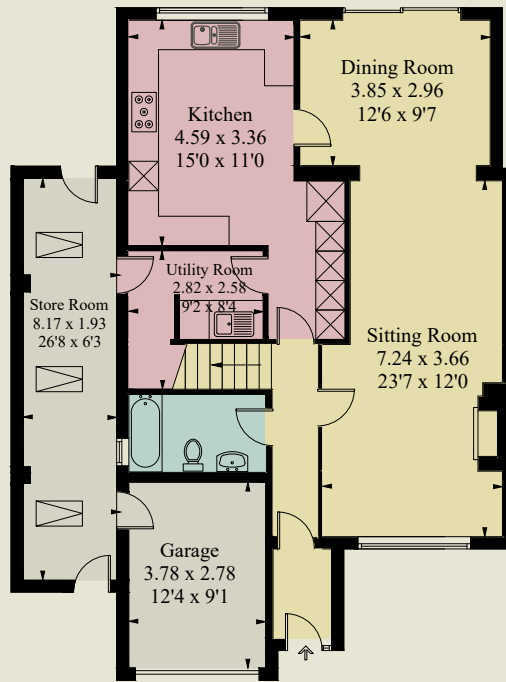
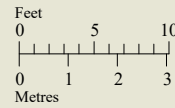


46 Springhill Road, Goring-on-Thames, RG8 0DA

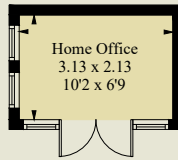
Approximate Gross Internal Area = 162 sq m / 1743 sq ft

Outbuildings = 6.5 sq m / 69 sq ft

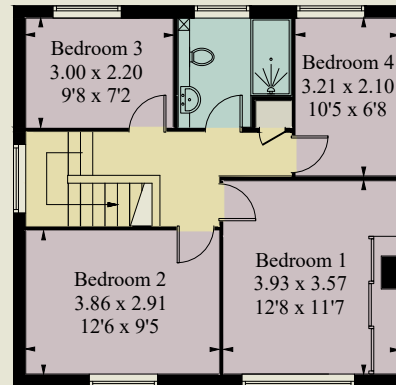
Total = 168.5 sq m / 1813 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

CREATESPACE DESIGN ref 181

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

GENERAL INFORMATION

Services: All main services are connected. Central heating and domestic hot water from gas fired Combi-boiler.

Council Tax: D

Energy Performance Rating: C / 72

Postcode: RG8 0DA

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring, turn right and proceed up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road, continuing along this road as if leaving the village, and taking the last turning right into Springhill Road. The property will be found toward the far end on the right 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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