



WINDRUSH

10 LOCKSTILE MEAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE





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Central Village Shops and Mainline Station – 5 mins walk ♦
Wallingford on Thames - 4.5 miles ♦ Pangbourne on Thames
- 4.5 miles ♦ Reading - 10 miles ♦ Newbury - 13 miles ♦
Oxford - 19 miles ♦ Henley on Thames - 12 miles ♦
M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 16 miles
(Distances and times approximate)

Situated in the quiet heart of the village, just a few minutes-walk from the village shops, River Thames, mainline railway station providing direct access to London Paddington in under the hour, and yet also within close walking distance of the well revered village primary school, a modern and contemporary 3 bedroom 3 reception room family home of approximately 1,315 sq ft in size, thoroughly modernised throughout to a most pleasing standard, encompassing a traditional yet open plan internal design with most attractive fixtures and fittings, providing for a delightful family home in a simply lovely location, set in mature gardens and grounds of approximately 0.17 of an acre, with early viewing being highly recommended.

- ♦ Covered Porch
- ♦ Reception Hall
- ♦ Cloak Room
- ♦ Kitchen
- ♦ Open Plan Dining Room
- ♦ Open Plan Sitting Room With Fireplace & Log Burner

- ♦ Landing
- ♦ Airing Cupboard
- ♦ 3 Bedrooms
- ♦ Family Bathroom

- ♦ Attached Garage

♦ In All Approximately 1,315 Sq Ft

- ♦ Private Driveway
- ♦ Mature & Secluded Gardens & Grounds Extending To Approximately 0.17 Of An Acre



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands opposite above 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, with the full service scheduled to commence in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Ideally situated within the quiet heart of this quintessentially English village, but only a short walk to The River Thames, extensive high street shops and restaurants, the well revered primary school, and for the mainline railway station providing direct access to London in under the hour, Windrush sits well back in its spacious gardens and grounds, enjoying a most delightful southerly aspect.

The house has a delightful wide covered porch which opens through to the reception hall, which is most spacious and has a useful under-stairs storage area as well as a separate cloakroom. The open plan living/dining room has views across the garden and there is a fireplace with a contemporary Parkray Aspect wood burner, plus door to the decked terrace. The modern and contemporary kitchen is fully fitted with plenty of cupboard space, whilst upstairs, there are 3 double bedrooms, all with built-in storage, and airing cupboard, and a family bathroom. The bathroom is a modern suite with bath and overhead shower. There is a single garage with up and over door.

With a most impressive design and lifestyle to be enjoyed, along with far reaching views from the first floor to the hills on the opposing side of the river, Windrush is a simply delightful family home in a superb location.



OUTSIDE

Quietly and privately situated directly off Lockstile Mead, a private gravelled driveway spans the width of the property, with a smaller bay off to one side, whilst to the other, it leads up to the attached garage and entrance hall

The primary garden is spacious and light, enjoying a southerly aspect, and ever so attractive and mature, with great privacy afforded, having high mature hedging on 3 sides, which flank a spacious central lawned garden.

A generous decked terrace overlooking the primary garden enables al-fresco dining and entertaining, as also does a most private paved patio at the rear of the property.

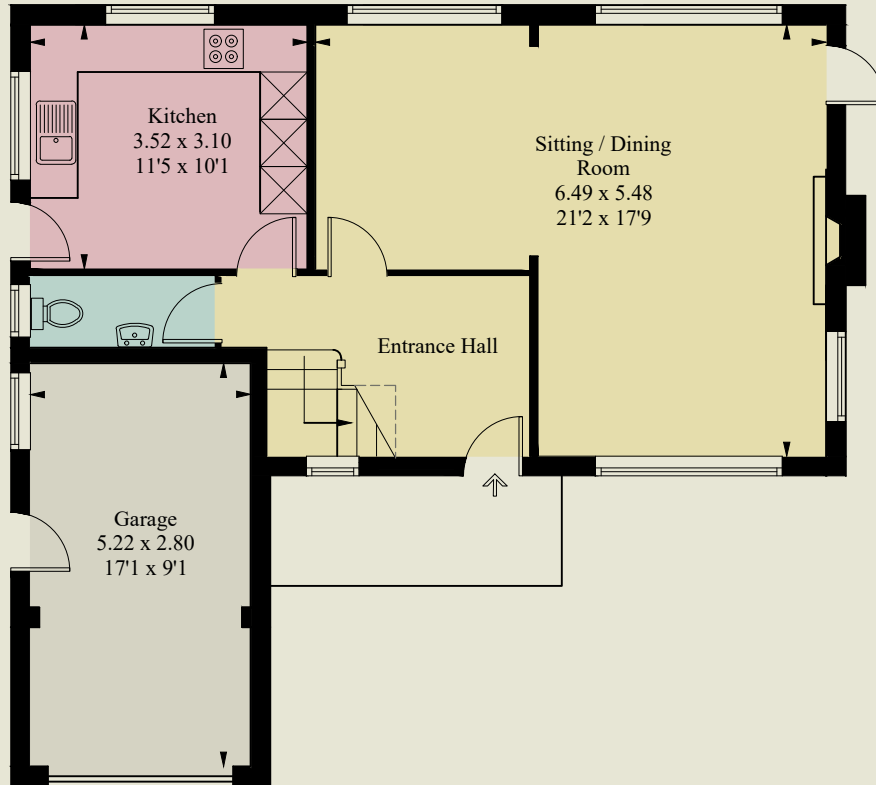
Wonderfully mature and most private, the landscaped gardens and grounds must be viewed to be fully appreciated.



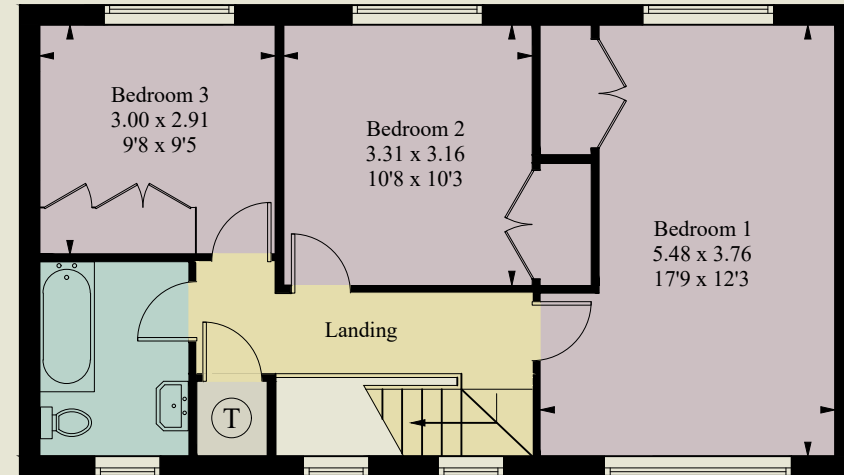


Windrush, 10 Lockstile Mead, Goring on Thames, RG8 0AE

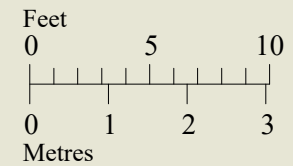
Approximate Gross Internal Area = 122 sq m / 1313 sq ft (including Garage)



Ground Floor



First Floor





GENERAL INFORMATION

Services: All main services are connected, with gas fired central heating and hot water.

Energy Performance Rating: D

Postcode: RG8 0AE

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring bear right and continue up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road and then almost immediately turn right into Lockstile Way. Proceed along for 50 metres, then turning left in Lockstile Mead. Windrush, 10 Lockstile Mead, will be found a short way along off 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.



Warmingham

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