



ABBOTTS TOWER

GORING HEATH ♦ OXFORDSHIRE

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Goring-on-Thames - 3 miles ♦ Pangbourne-on-Thames - 3 miles ♦ Wallingford - 8 miles ♦ Reading - 7 miles ♦ Newbury - 22 miles ♦ Oxford - 20 miles ♦ M4 at J12 (Theale) - 7 miles ♦ London - Within the hour (Distances and times approximate)

Occupying an idyllic rural position privately situated on the edge of the Chilterns in an area of 'Outstanding Natural Beauty' just a few miles from Goring-on-Thames and within easy reach of Reading and Henley-on-Thames, the M4 and trains for London Paddington within the hour. Set in beautiful gardens of approximately 0.25 acre, this totally unique former water tower to Abbots Field has been transformed into a beautifully presented 3 bedroom home with generous living accommodation. Approximately 1,894 sq ft including outbuildings, Abbots Tower has been extended to great effect and embraces original character with impressive modern twists, including a family room with picture window and French doors allowing for wonderful garden views.

A most impressive late Victorian detached property, renovated to a high standard, providing generous living space and 3 bedroom accommodation as well as separate garden annexe. Embracing inside outside living, the property encapsulates an 'al fresco' lifestyle.



♦ Quintessential English
Countryside Location Within
Close Driving Distance
Of Extensive Amenities,
Schooling, and Mainline
Railway Station To London
Paddington In Well Under
The Hour

♦ A Rare Opportunity To
Acquire A Unique Detached
Property With Outbuildings,
Extending In All To
Approximately 1,894 Sq Ft

♦ Entrance Hall with Log
Burner

♦ Cloakroom

♦ Kitchen

♦ Sitting Room

♦ Dining Room

♦ Boot Room with Tower Stair
Access

♦ Family Room

♦ Landing

♦ Bedroom 1 (in circular tower)
with attached Room with
Wardrobes

♦ Bedroom 2 with Eaves
Storage

♦ Bedroom 3

♦ Studio Annexe with
Kitchenette & Shower Room

♦ Outbuildings, Including
2 Sheds and a Summer
House

♦ Beautiful Gardens &
Grounds Onto Adjoining
Fields

♦ Driveway Parking

SITUATION

Goring Heath, lying a few miles east of Goring-on-Thames, is a scattered, rural Parish extending from the South Western edge of Woodcote, skirting round Whitchurch Hill and then South towards Mapledurham, with the A329 Reading to Wallingford Road forming the perimeter along its eastern boundary. In the centre of the Parish are located the Alms houses built in a most pleasing aesthetic period architectural style, founded in 1726 by Henry Alnutt, a wealthy London barrister, and together with their historic Chapel are arranged around three sides of a cobbled courtyard. Whilst modernised in recent years, the Buildings have retained their authentic character appearance largely as they were in the 18th century, as has their unspoilt rural setting.

Conveniently located close to the village of Woodcote, a thriving village with a good range of local amenities including supermarket, nursery/garden centre, two public houses, modern health centre (recently enlarged and upgraded) and excellent education facilities with two toddler playgroups, primary and secondary schools. There is also a regular bus service to Reading and Oxford.

Comprehensive everyday amenities and facilities including shops, health centres, libraries and excellent primary schools are available at Goring-on-Thames and Pangbourne, with both villages also having main line railway stations providing fast commuter services to Reading and up to London (Paddington in well under an hour). Road communications are also excellent for the major surrounding centres and with the M4 and M40 motorways both easily accessible. In addition to having well revered local state primary and secondary schooling, 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, 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.

Crossrail services have commenced from Reading, which together with the electrifying of the line will significantly improve travelling times to central London and financial district destinations.

PROPERTY DESCRIPTION

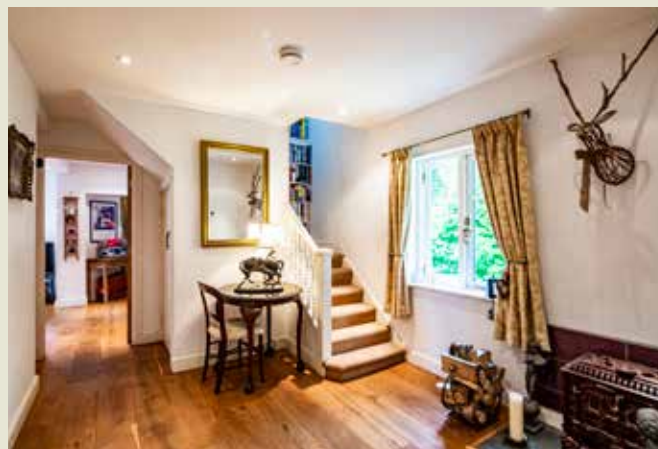
Built around 1900 Abbots Tower displays wonderful Victorian architecture. This former water tower has been restored to a high specification and extended by its current owners, to include underfloor heating to ground floor, replacement handmade windows to the original building and anthracite grey windows and sliding doors to the new family room. Entrance is into a large hall with engineered oak flooring which runs into the dining and sitting room. There is a working french enamelled log burner and the hall gives access to the cloakroom, fully fitted kitchen and staircase with boiler cupboard underneath. From the dining room are doors to the boot room which also houses the spiral staircase taking you up the tower to the study. The spiral staircase is fully enclosed and there are windows for plenty of natural light. The family room has a large roof light and sliding doors onto the terrace as well as a full wall of windows which allows for stunning garden views. Upstairs is fully carpeted and there are 3 bedrooms. The main bedroom has 2 rooms, the approaching room has wardrobes and then steps take you up to the circular tower room with windows.

The second bedroom has generous eaves storage and there is a third bedroom (currently being used as a dressing room) and family bathroom with bath and separate shower.

OUTSIDE

The property is privately accessed with gravelled driveway parking to the front, extending to the side where there is an iron gate leading to the rear. The studio annexe is found with its own terrace and all doors and windows facing the garden. The annexe is self contained with its own kitchenette and shower room. The main terrace leads off the family room with steps down to the garden. Bountiful borders, mature shrubs and trees make for a stunning backdrop to the property, encompassing indoor outdoor lifestyle. The gardens extend down to the adjoining field for breath-taking views in all directions and there is a summer house for further enjoyment.

The gardens form an important part and along with this totally distinctive property combine to offer a rare opportunity. An early viewing is advised.



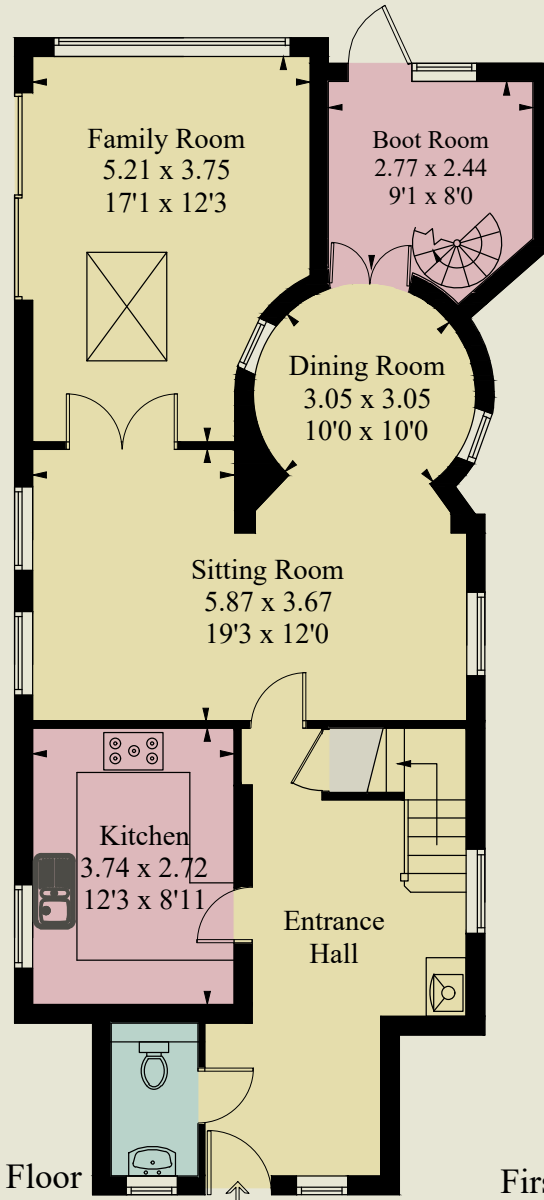


Abbotts Tower, Goring Heath, Oxfordshire, RG8 7RZ

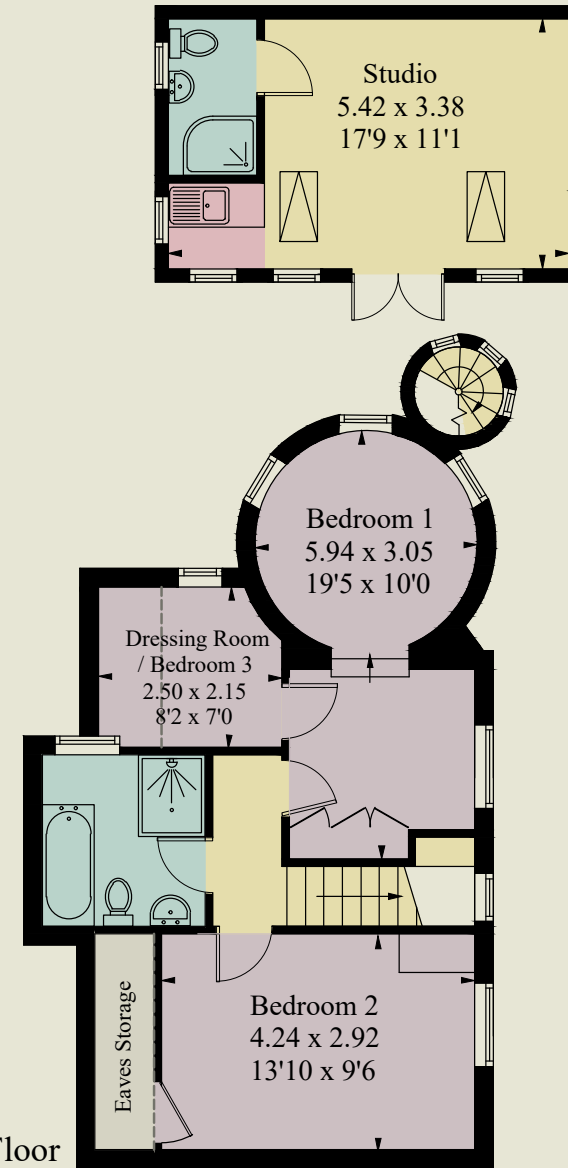
Approximate Gross Internal Area = 136 sq m / 1463 sq ft
 Limited Use Area = 4 sq m / 43 sq ft Outbuildings = 36 sq m / 387 sq ft
 Total = 176 sq m / 1894 sq ft



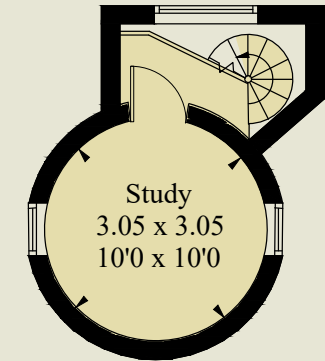
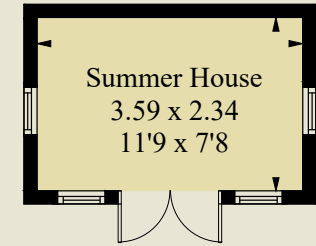
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Ground Floor

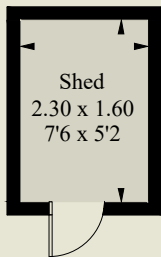
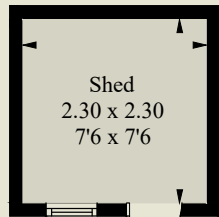


First Floor

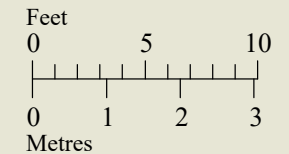


Second Floor

(Not Shown In Actual Location / Orientation)



= Limited Use Area



CREATESPACE DESIGN ref 395

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



GENERAL INFORMATION

Services: Mains water and electricity are connected. Private drainage. Underfloor central heating and hot water from oil fired boiler. Wifi extended to the Annexe.

Postcode: RG8 7RZ

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

The property has received approved planning to change the enclosed wooden tower structure for a glazed enclosure.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames, proceed up the High Street, turning right on to Gatehampton Road at the railway bridge junction, then left on to Reading Road. Proceed for approximately 3 miles, staying on the B4526, and veering left well after Crays Pond for Reading. Abbots Tower will be found on the right hand side about 200 metres along.

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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