



# 1 SUMMERFIELD RISE

GORING-ON-THAMES ♦ OXFORDSHIRE

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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)

Privately situated in an established residential road on the elevated fringe of the village near open fields and the surrounding Chilterns countryside, yet close to the river Thames and easily accessible for the well revered village primary school, local shop and also for the extensive High Street shops and amenities and mainline railway station providing direct access to London Paddington in under the hour.

An individually designed detached family home set in mature and attractive landscaped gardens and grounds of approximately 0.33 of an acre with home office / workshop and gardeners shed and greenhouse, occupying a delightful open yet private aspect, with generously sized accommodation of approximately 1,851 sq ft, inclusive attached garage, yielding a modern and contemporary air, with further potential to enlarge afforded, if so desired.

Early viewing is recommended to fully appreciate the many notable features the property has to offer.



♦ Spacious Private Driveway & Forecourt

- ♦ Enclosed Entrance Lobby
- ♦ Reception Hall
- ♦ Kitchen / Breakfast Room
- ♦ Sitting / Dining Room With Fireplace
- ♦ Conservatory

- ♦ Inner Hall
- ♦ Master Bedroom Suite With Dressing Room & En-Suite Bathroom
- ♦ 2 Bedrooms
- ♦ Family Shower Room

♦ Attached Garage

♦ Extending Internally To Approximately 1,851 Sq Ft

- ♦ Landscaped Gardens & Grounds Of Approximately 0.33 Of An Acre
- ♦ Home Office / Workshop
- ♦ Greenhouse
- ♦ Shed

## 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 old world 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 shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

## PROPERTY DESCRIPTION

A most charming modern and contemporary home, 1 Summerfield Rise is of traditional design and construction having part brick part rendered and whitened elevations under a pitched and gabled tile roof, with further traditional additions as well as a modern conservatory, whilst the expansive loft space still affords great potential for conversion should one wish to do so.

A most delightful residence, the property affords well-apportioned spacious and light family orientated accommodation, that combines a traditional and more open plan layout to great effect, whilst realising a wholly relaxing ambience and outlook over its glorious gardens and grounds, which extend to approximately 0.33 of an acre.

Careful planning and attention has been provided, combining more modern open plan living with that of a rather more traditional nature, in addition to embracing outside living, with the main reception rooms opening out on to the terrace where the detached home office / workshop can be found off to one side. This delightfully spacious family home boasts many quality fixtures and fittings of note throughout to the three bedrooms, including a master bedroom suite with dressing room and en-suite bathroom, family shower room, sitting room / dining room, kitchen / breakfast room and conservatory.

Extending to approximately 1,851 sq ft internally, and presented to great effect, early viewing of the property is recommended to fully appreciate the many notable features the property has to offer.

## OUTSIDE

The property stands well back from Summerfield Rise, a quiet no through road on the elevated fringe of the village, nestling privately behind spacious lawned and hedged front gardens, with a wide splayed driveway on one side leading to the garage and front of the property. The garage has an up and over vehicular door to both the front and rear for easier access. Off to one side a gated pedestrian pathway runs along to the rear of the house and main gardens.

A delightful stone laid terrace runs across the back of the house, with doors opening out from the sitting / dining room and conservatory, perfect for 'Al Fresco' dining, and most convenient for the detached home office / workshop, which sits off to one side.

Expansive and mainly laid to lawn, the gardens are peaceful and private, and yield great colour and interest from the extensively planted hedging, trees, shrubs, and herbaceous borders, including an interesting array of many notable species.

Towards the top of the garden, there is a timber pergola which opens through to a traditional gardeners garden, hosting raised vegetable beds, a shed, and a greenhouse.

Most stunning, and quite private and peaceful, the beautifully mature and well cared for gardens and grounds extend to approximately 0.36 of an acre.



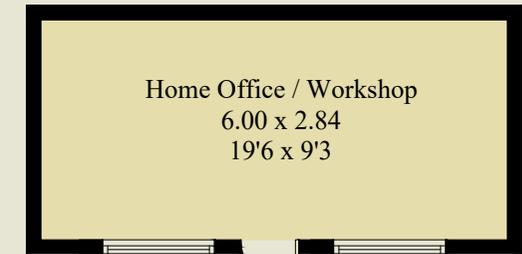
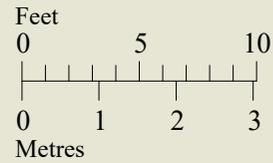


# 1 Summerfield Rise, Goring-on-Thames, Berkshire, RG8 0DS

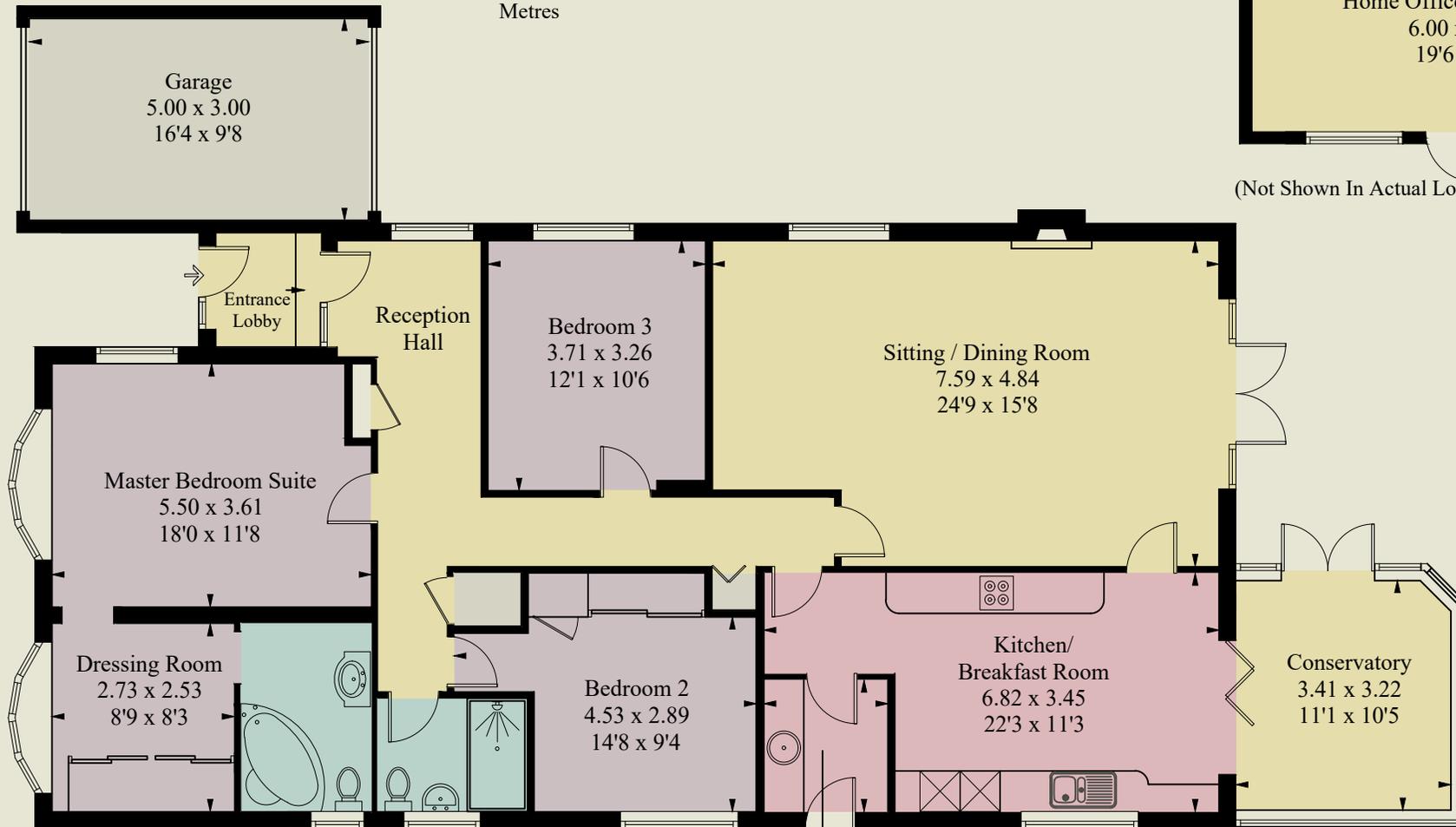
Approximate Gross Internal Area = 172 sq m / 1851 sq ft (including Garage)

Outbuilding = 17 sq m / 182 sq ft

Total = 189 sq m / 2034 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

CREATESPACE DESIGN ref 201

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 boiler.

**Energy Performance Rating:**

**Postcode:** RG8 0DS

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

## VIEWING

Strictly by 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, where at the Railway Bridge junction bear left onto the Wallingford Road. Proceed along this road for a further ¼ mile and on reaching the small crossroads turn right into Elvendon Road. Towards the further end of Elvendon Road the entrance to Summerfield Rise will be found on the right hand-side. 1 Summerfield Rise 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**

[www.warmingham.com](http://www.warmingham.com)



**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: [sales@warmingham.com](mailto:sales@warmingham.com)

[www.warmingham.com](http://www.warmingham.com)

