



THE SPINNEY

MANOR ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour) - 4 mins walk
♦ Reading (London, Paddington 27 minutes) - 10 miles ♦ M4 (J12) - 10 miles ♦
M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles
(Distances and times approximate)

Quietly tucked away, set well back in its own mature grounds, situated within the exclusive central part of the village off a highly regarded tree lined road close to The River Thames, High Street shops and amenities, mainline station providing access to London Paddington in under the hour, schooling, and the proximity of many delightful riverside and country walks.

An appealing traditionally built residence of approximately 1,812 sq ft, inclusive of detached garage, situated in private gardens and grounds of approximately 0.42 of an acre, affording clear potential for further adaptation and enlargement, subject to the relevant permissions being obtained.

♦ Spacious Gated Driveway & Forecourt

♦ Covered Entrance Porch
♦ Reception Hall

♦ Sitting Room With Fireplace
♦ Kitchen
♦ Utility Room
♦ Dining Room
♦ Conservatory

♦ Inner Hall
♦ Master Bedroom Suite With En-Suite Bathroom
♦ 2 Further Bedrooms
♦ Family Bathroom

♦ Internally Extending To Approximately
1,485 Sq Ft

♦ Outbuildings Extending To Approximately
387 Sq Ft, Inclusive Detached Garage &
Summer House

♦ Private & Mature Gardens & Grounds
Extending To Approximately
0.42 Of An Acre



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downs 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, Moultsford 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

The Spinney enjoys an exceptionally relaxing ambience and outlook, being privately situated in mature and spacious landscaped gardens and grounds which extend to approximately 0.42 of an acre, enjoying a particularly wide and deep plot, providing a perfect opportunity for further expansion of the buildings should one wish to do so, adding greatly to the overall appeal.

Quite charming, the property is both contemporary of its era, yet engaging, with much to enthuse over, yielding a very real tasteful quality apparent on viewing, affording spacious and well-orientated

accommodation of approximately 1,485 sq ft, having 3 reception rooms, 3 bedrooms, and 2 bathrooms (1 en-suite, 1 family bathroom). The design of the property and size of the grounds afford clear potential for either further adaptation and enlargement, or further development subject to the relevant permissions being obtained.

A simply wonderful opportunity afforded, and quite rare to the open market, early viewing of The Spinney is highly recommended.



OUTSIDE

The property occupies a most advantageous position, quietly situated off Manor Road, just a few minutes' walk from the extensive amenities found within the village, as well as for the river Thames. A wide timber five bar gate, flanked by mature hedging, opens on to the spacious driveway and forecourt, with the detached garage situated off to one side. The grounds to the front are exceptionally mature and offer great privacy and tranquillity.

The main gardens and grounds are situated to the rear of the property, due South and are mainly laid to

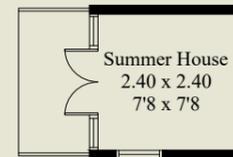
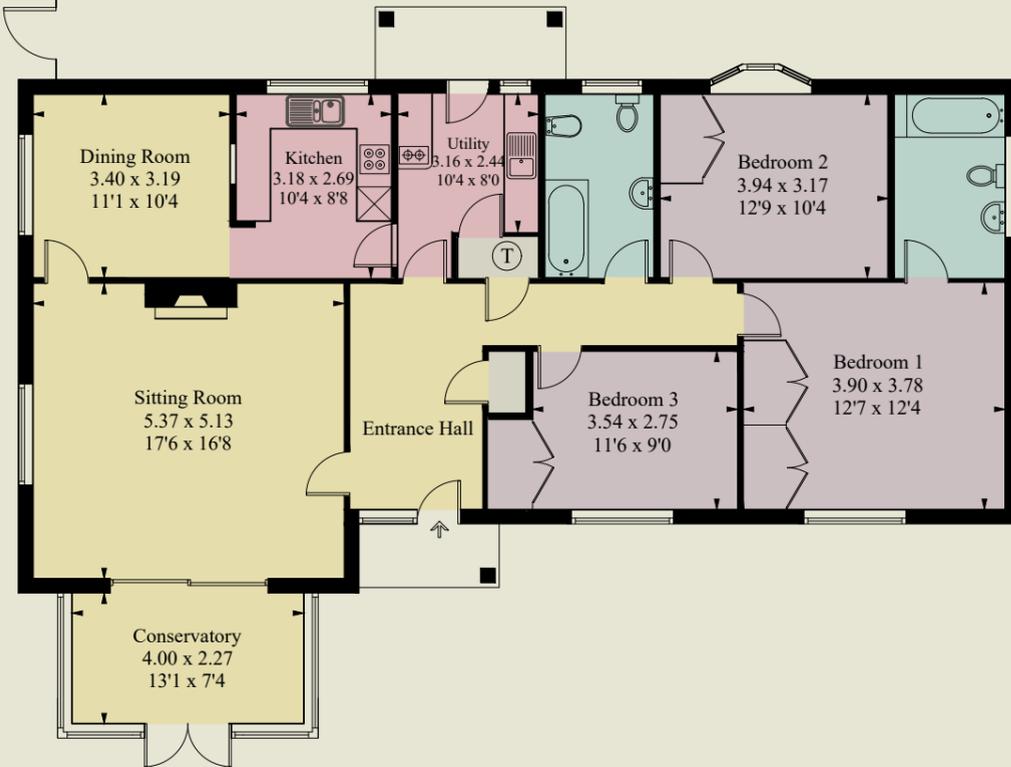
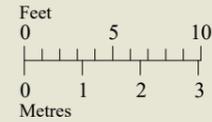
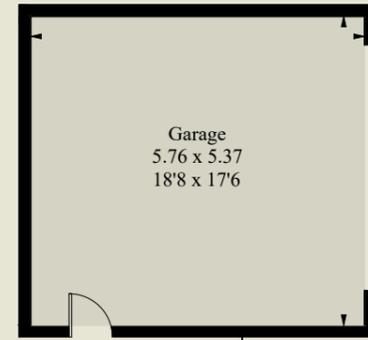
lawn, yet well interspersed with a great array of mature hedging, shrubs, and trees, providing an attractive backdrop and private outlook. To the very rear of the garden, quietly resting in a woodland setting, there is a most delightful timber summer house. A wide wrap around stone laid terrace adjoins the property and lawn, ideally situated for 'Al Fresco' dining.

Delightfully attractive, the gardens and grounds must be viewed to be fully appreciated, and in total, extend to approximately 0.42 of an acre.



The Spinney, Manor Road, Goring on Thames, RG8 9ED

Approximate Gross Internal Area = 138 sq m / 1485 sq ft
 Garage and Summer House = 36 sq m / 387 sq ft
 Total = 174 sq m / 1872 sq ft



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 106

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



GENERAL INFORMATION

Services: Mains drainage, electricity, gas, and water are connected, with gas fired central heating.

Energy Efficiency Rating: C / 69

Postcode: RG8 9ED

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-on-Thames turn left and proceed down the High Street. Turn next left into Manor Road opposite the Miller of Mansfield and follow the road along taking the straight on turn to Manor Road. Proceed along for a further 200 metres or so, and just before reaching the turning in to Long Meadow, The Spinney will be found off on the right-hand side, initially approached over the driveway belonging to Long Meadow Lodge, and then found at the further end privately accessed on to its own gated driveway.

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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