



# 18 CLEEVE DOWN

GORING ON THAMES ♦ OXFORDSHIRE

**Warmingham**  
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# 18 CLEEVE DOWN

GORING ON THAMES ♦ OXFORDSHIRE

Central Goring Shops & Station - 0.6 miles ♦ Wallingford - 6 miles  
♦ Pangbourne - 6 miles ♦ Reading - 10 miles ♦ Oxford -  
19 miles ♦ Newbury - 14 miles ♦ Henley on Thames - 12 miles ♦  
M4 at Theale (J12) - 11 miles ♦ M40 at Lewknor (J6) - 14 miles  
(Distances approximate)

Within walking distance of all the village amenities, including the popular primary school and main line station with commuter trains direct into London Paddington within the hour.

A lovely 3 bedroom semi-detached house in a spacious elevated plot with lovely garden, detached garage and workshop. The property has potential to extend, subject to planning permission.

- ♦ Popular residential area at the foot of the scenic Elvendon Valley
- ♦ Excellent road and rail communications

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- ♦ Entrance Hall
  - ♦ Large cupboard
  - ♦ Sitting Room
  - ♦ Conservatory
  - ♦ Kitchen/Breakfast Room
  - ♦ Utility Room
  - ♦ Shower Room
  - ♦ Office/Study

- 
- ♦ 3 Bedrooms
  - ♦ Family Bathroom

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- ♦ Neatly Lawned Gardens
  - ♦ Timber Storage Shed
  - ♦ Workshop

- 
- ♦ Garage

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- ♦ Private Driveway



## 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

18 Cleeve Down occupies a spacious position within this popular road. Built in 1950's, it is a semi detached house with potential to extend, subject to relevant planning position. Recent improvements include new roof, new boiler in 2019 and new bathroom. Entrance is into the hallway which has good understairs storage and a large cupboard which houses the boiler. The living room has a woodburner and sliding doors leading directly through into the conservatory which has lovely garden views. The kitchen breakfast room has dual aspect and leads you directly into the study/office. At the other end of the kitchen another a door takes you through to the utility room with back door leading directly to the terrace. On the other side of the utility room is a shower room. Upstairs there are three bedrooms arranged around a central landing, and a family Bathroom. There is loft access with a ladder and the loft is boarded. Offering much natural light throughout, the property is a lovely family home.

### OUTSIDE

The house is approached over a private gravelled driveway affording ample off road parking. A hedged and fence boundary adjoins the pavement and the property has a neat front lawn and path leading directly to the front door. Wooden gates then take you to the rear south facing garden where there is a detached garage with store attached. A lovely decked terrace comes directly off the conservatory allowing for "al fresco" dining and entertaining. The raised borders are built with railway sleepers and there is colourful planting throughout as well as an area dedicated to vegetable growing. The remainder garden is laid to lawn with a large garden shed found at the back. With views of Elvendon Valley beyond, the garden is a peaceful pretty sanctuary.

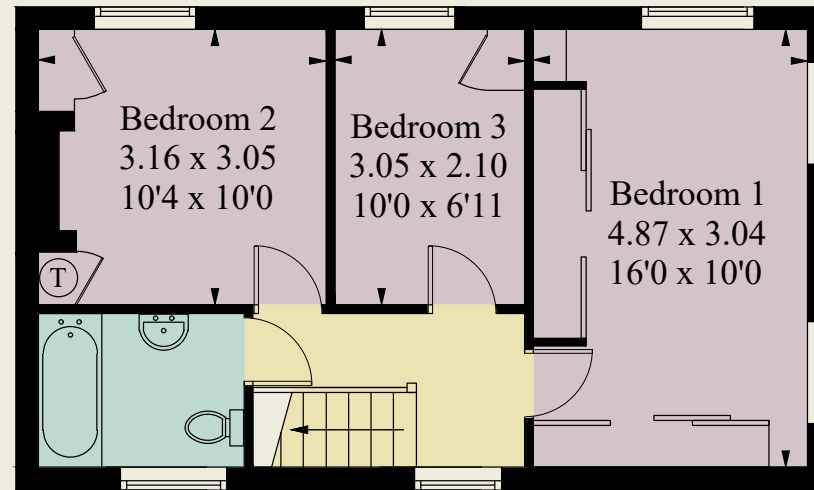
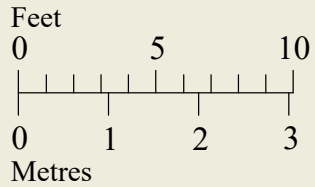
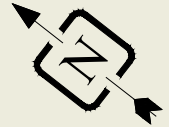


# 18 Cleeve Down, Goring on Thames, Oxfordshire, RG8 0HB

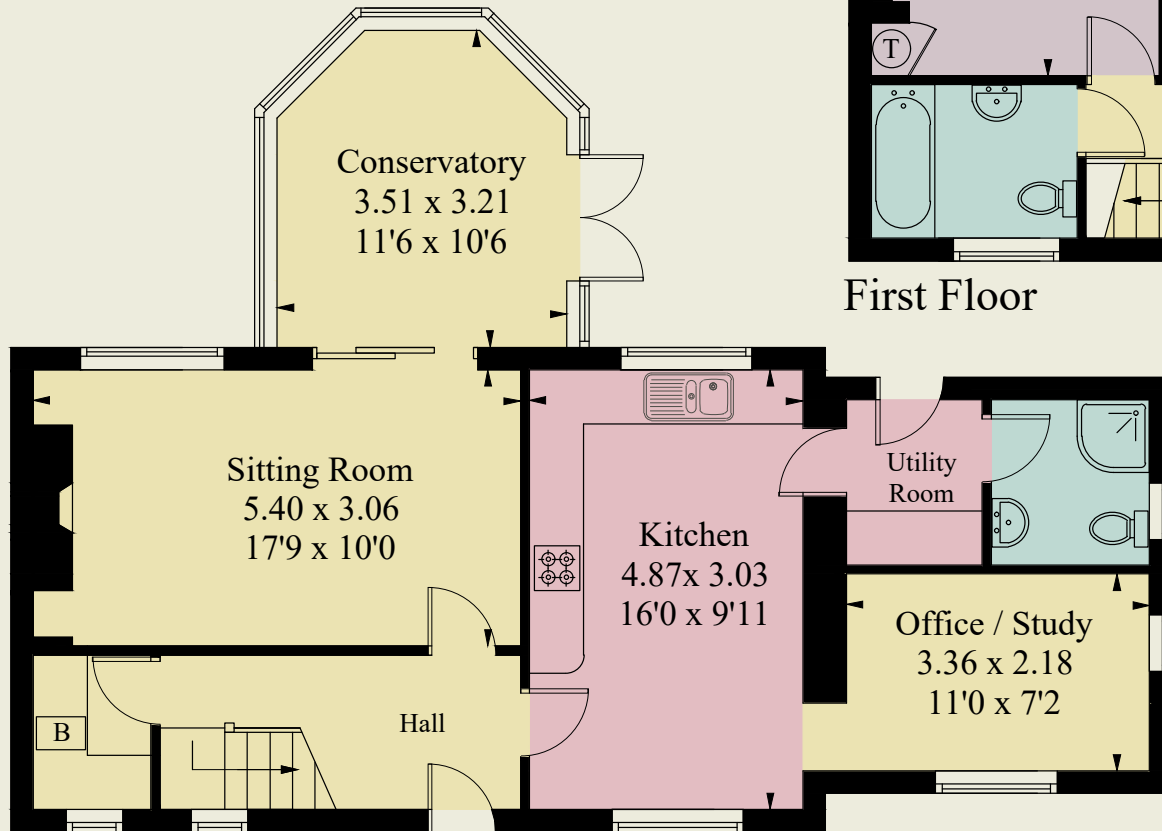
Approximate Gross Internal Area = 110 sq m / 1191 sq ft

Outbuilding = 19 sq m / 204 sq ft

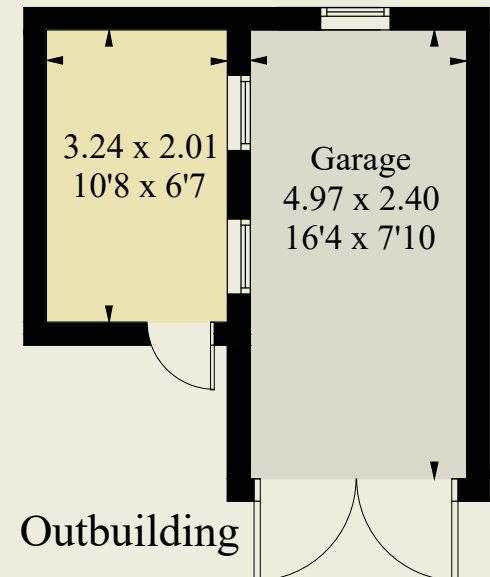
Total = 129 sq m / 1395 sq ft



First Floor



Ground Floor



Outbuilding

CREATESPACE DESIGN ref 466

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



## GENERAL INFORMATION

**Services:** All mains services are connected. Central heating and hot water from gas fired boiler.

**Council Tax:** D

**Energy Performance Rating:** D / 64

**Postcode:** RG8 0HB

**Local Authority:** South Oxfordshire District Council  
Telephone: 01235 422422

## VIEWING

Strictly by prior appointment through Warmingham & Co

## DIRECTIONS

From our offices in the centre of Goring on Thames bear right and continue up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road (B4009) and in a further ¼ miles turn 4th right into Elvendon Road. At the further end of the road shortly after the junction with Icknield Road, turn right into Cleeve Down. Follow the road up and take the second right hand turning. No.18 will be found a short way along on the left 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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