



FLAT 4C SLOANE CLOSE

GORING ON THAMES

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Goring Railway Station (London Paddington within the hour)

1 Minute away ♦ Streatley High Street / River 0.25 miles

♦ Reading 10 miles (London Paddington 27 minutes) ♦

M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles

♦ Newbury 14 miles ♦ Oxford 17 miles

(Distances and times approximate)

A spacious 2 bedroom penthouse apartment extending to approximately 757 Sq Ft in a central location with this popular Thameside village, close to amenities and mainline station into London Paddington under the hour.

♦ Generous accommodation of 757 sq ft

♦ Close to all village amenities, including railway into London Paddington within the hour

♦ Living/Dining Room

♦ Fully Fitted Kitchen and Separate Utility Cupboard

♦ 2 Bedrooms

♦ Shower Room

♦ Communal Grounds

♦ 1 Parking Space



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 is known geographically as the 'Goring Gap' and is designated national landscape. Goring has previously been awarded the prestigious 'Oxfordshire Village of the Year' and also the 'Britain in Bloom' competition several times including 2022. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, a gastropub with rooms, a lovely traditional pub, a full NHS practice, veterinary practice, dentist and library. The village hosts numerous popular and well attended annual events. Importantly, a mainline railway station provides fast commuter services to London Paddington in 45 minutes. 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. 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-on-Thames is The Swan at Streatley, a luxury 4-star riverside hotel with adjoining Coppa Club, riverside Lobster Bar and gym.

Elizabeth Line services commenced from Reading in 2022, which together with the completed electrification of the GWR line, has significantly improved travelling times to central London and the City, Heathrow and as far east as Essex.

PROPERTY DESCRIPTION

4c Sloane Close is a top floor penthouse apartment, refurbished in the last few years. Situated close to all amenities, including mainline station into London Paddington in under the hour, village shops and river Thames.

Entrance to ground level serves just 3 properties, with 4c on the second floor and second staircase being private to the apartment and having shelving going up. You enter into the hallway which runs through the property with doors to all rooms accessed off. The shower room is a white suite and has an airing cupboard. The kitchen is fully fitted and there is a separate utility cupboard next door. The living/dining room is a generous space and then 2 double bedrooms complete the accommodation.

OUTSIDE

There is a hard standing communal terrace and 1 parking space for the property located in Sloane Close.

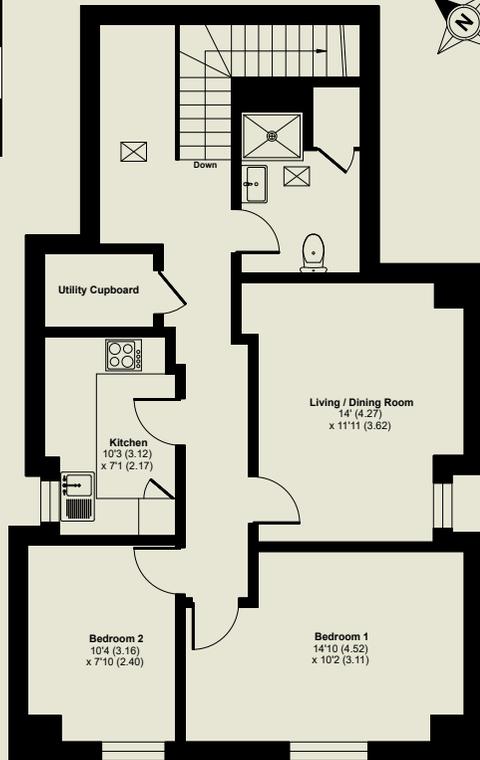


4C Sloane Close, Goring, Reading, RG8 0EL

Approximate Area = 757 sq ft / 70.3 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Warmingham Limited. REF: 1433381



GENERAL INFORMATION

Services: Gas central heating, mains electricity and water connected to the property.

Council Tax: B

Energy Performance Rating: B / 81

Postcode: RG8 0EL

Local Authority: South Oxfordshire District Council

Tenure:

- ◆ Length of lease (years remaining) 125 years from approximately Jan 2017
- ◆ Leashold with each owner, owing a share of the freehold
- ◆ No annual ground rent
- ◆ Service charge review period reviewed annually

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

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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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