



8 LOCKSTILE MEAD

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

8 LOCKSTILE MEAD

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Pangbourne on Thames - 5 miles ♦ Reading - 9 miles ♦

Wallingford - 6 miles ♦ Newbury - 13 miles ♦ Oxford - 20 miles

♦ M4 at Theale (J12) - 10 miles ♦ Henley on Thames - 12 miles

(Distances approximate)

A beautifully presented detached house of 1743 sq ft including summer house in a favourable location, close to the village shops, primary school, river and a short walking distance to the railway station at Goring.

- ♦ Reception Hall
- ♦ Cloakroom with Shower and Utility Area
- ♦ Study
- ♦ Bedroom 4/Family Room
- ♦ Living Room with open fireplace
- ♦ Fully fitted Kitchen/ Breakfast Room
- ♦ 3 Double bedrooms
- ♦ Family Bathroom with Bath and Overhead Shower

- ♦ Garage
- ♦ Driveway

- ♦ Garden with Summer House



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands 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 which includes not only the well revered Goring-on-Thames Primary School, but also 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.

The village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Briton"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs) and football, cricket & tennis all with popular and long established clubs.

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 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 2023, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

8 Lockstile Mead is a beautifully presented detached house with garage, driveway and private garden with a garden studio. The front porch leads into the reception hall with stair access. There is oak flooring in most of the downstairs rooms, apart from in the cloakroom and kitchen where they are tiled. The cloakroom has both a shower and utility area. All reception rooms overlook the rear of the property, with the sitting room having dual aspect and an open fireplace. Steps take you up to the kitchen breakfast room with bifold doors leading to the south facing terrace. Upstairs there are 3 double bedrooms and family bathroom with bath and overhead shower.

OUTSIDE

The property is approached via a private driveway at the front of the property leading up to the single garage. On the left hand side is a gate taking you to a bike store. The main garden is south facing and has many lovely features. The raised terrace comes off the kitchen and offers a perfect opportunity for al fresco dining. There is a lawn area and deep borders with many shrubs, trees and flowers. The garden studio is a perfect spot for working or sitting and enjoying the garden. At the rear are raised vegetable and fruit beds and a large shed. Hedging and fence surrounds the boundary, giving much privacy.

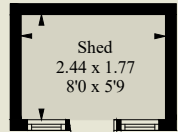
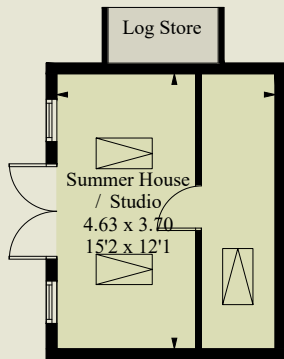


8 Lockstile Mead, Goring-on-Thames, Oxfordshire, RG8 0AE

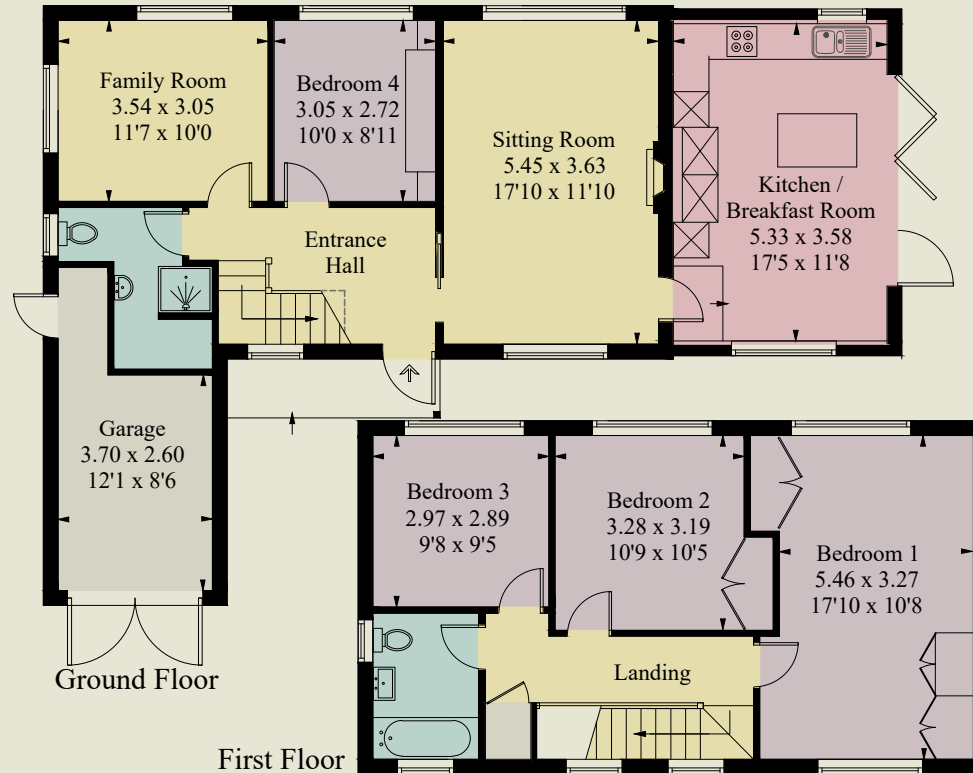
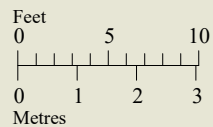
Approximate Gross Internal Area (including Garage) = 141 sq m / 1517 sq ft

Outbuildings = 21 sq m / 226 sq ft

Total = 162 sq m / 1743 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

CREATESPACE DESIGN ref 435

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 hot water from Air Source Heat Pump. Solar Panels which significantly reduce bills during the sunny months. There is an electric charging point.

Council Tax: F

Energy Performance Rating: B

Postcode: RG8 0AE

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of the village turn right and proceed up the high street. At the railway bridge, turn left and then immediately right into Lockstile Way. In a further 200 yards, bear left into Lockstile Mead and 8 Lockstile Mead will be found on the right hand side half way down.

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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