



13 LOCKSTILE MEAD

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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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 modern 3 bedroom detached house of 1536 sq ft 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

- ♦ Living Room with open fireplace
- ♦ Dining Room
- ♦ Fully fitted Kitchen/ Breakfast Room

- ♦ Master Bedroom with Ensuite shower room
- ♦ 2 Further double bedrooms
- ♦ Family Bathroom with Bath and Overhead Shower

- ♦ Garage
- ♦ Driveway

- ♦ Lawned Garden with patio terrace



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, Post Office, 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.

PROPERTY DESCRIPTION

13 Lockstile Mead is a beautifully presented detached house with a garage and driveway. The reception hall is spacious and benefits from a cloakroom. The living room has an open fireplace and views across the garden, the dining room has French doors into the garden. The Kitchen /Breakfast Room is fully fitted with plenty of cupboard space. Upstairs there are 3 double bedrooms, the master having an ensuite shower room. The family bathroom is a modern suite with bath and overhead shower.

There is a single garage with an up and over door.

OUTSIDE

The property is approached via a private driveway at the front of the property, there is access along the side of the property into the rear garden, a well presented and secluded garden with well stocked borders, a patio terrace and lawned area.

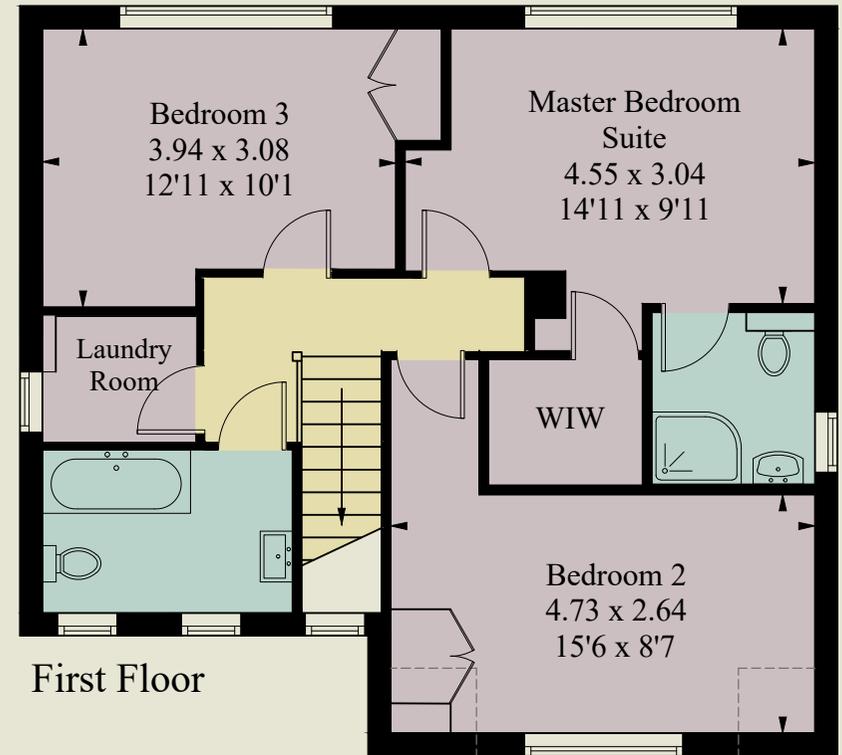
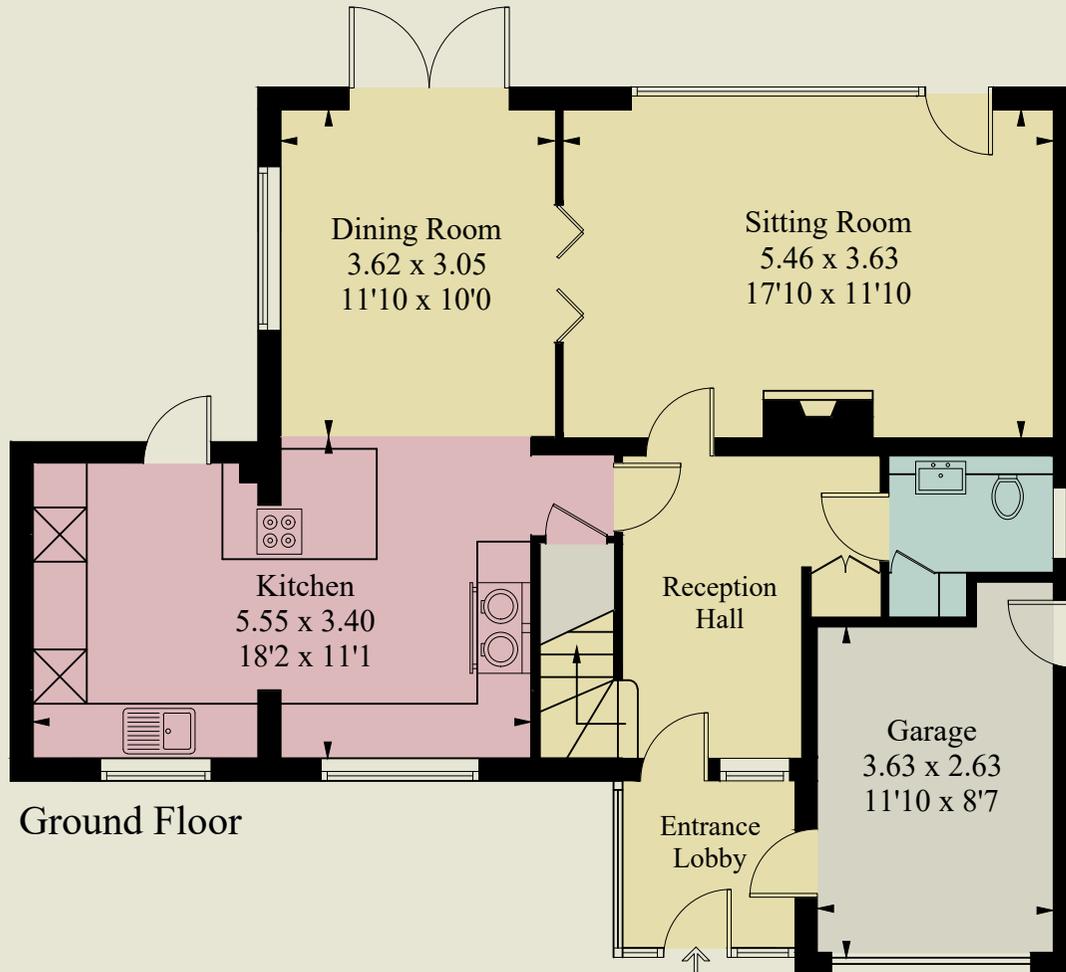
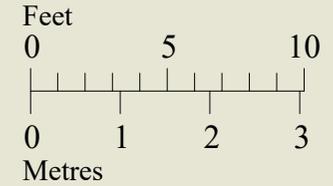


13 Lockstile Mead, Goring-on-Thames, Oxfordshire, RG8 0AE

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

Limited Use Area = 2 sq m / 21 sq ft

Total = 143 sq m / 1539 sq ft





GENERAL INFORMATION

Services: All main services are connected. Central heating from gas fired boiler.

Council Tax: F

Energy Performance Rating: E

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 with 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 13 Lockstile Mead will be found on the left 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.



01491 874144

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

E: sales@warmingham.com

www.warmingham.com

