



# 4B SPRINGHILL ROAD

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour)  
- 10 min 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)

In an established residential road on the elevated fringe of the village adjacent to the surrounding Chilterns countryside and The River Thames, easily accessible for the well revered village primary school, extensive High Street shops and amenities, and mainline railway station providing direct access to London Paddington in under the hour.

A ground floor maisonette affording spacious 2 bedroom accommodation with delightful private garden and garage.

## ♦ Ground Floor Maisonette

- ♦ Entrance Hall
- ♦ Sitting / Dining Room with Fireplace & door to Garden
- ♦ Kitchen

- ♦ Master Bedroom
- ♦ 2nd Bedroom
- ♦ Bathroom

- ♦ Lawned Front Garden
- ♦ Mature Colourful Rear Garden
- ♦ Garage



## 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.

Crossrail services are scheduled to be commencing from Reading soon which together with the electrification of the line will significantly improve travelling times to Paddington and central London destinations.

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

4B Springhill Road is a spacious and well - appointed ground floor maisonette with excellent outside amenity including private garden and garage. The main entrance is on the side of the building, and opens into a central hallway leading to all rooms including the Sitting /Dining Room with fireplace and door to the garden, Kitchen, Master Bedroom, second Bedroom and Bathroom.

### OUTSIDE

The property is approached via a driveway leading down to a row of four garages belonging to the maisonettes, with 4B owning the end on the right-hand side. Leading directly off the rear of the apartment is a delightful private garden with very well stocked borders. A patio terrace offers the perfect place for outside dining and entertaining, overlooking the lawned garden and beyond with views across to Cow Hill.



# 4B Springhill Road, Goring-on-Thames, RG8 0DB

Approximate Gross Internal Floor Area = 57 sq m / 613 sq ft

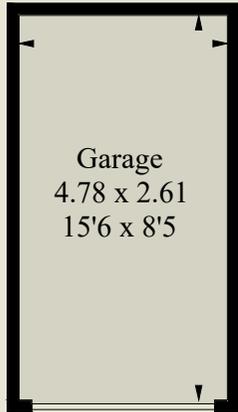
Limited Use Area = 1 sq m / 10 sq ft

Garage = 12 sq m / 129 sq ft

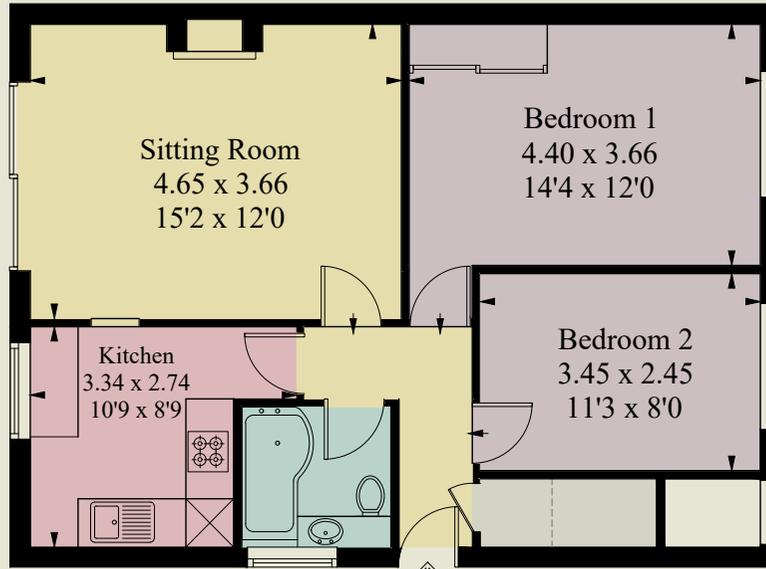
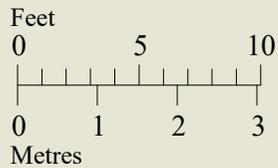
Total = 70 sq m / 753 sq ft



 = Limited Use Area



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 193

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

## GENERAL INFORMATION

**Services:** All main's services are connected. Central heating & hot water from gas fired combination boiler located in the kitchen.

**Tenure:** Each apartment owns a ¼ share of the freehold.

**Council Tax:** C

**Energy Performance Rating:** C / 73

**Postcode:** RG8 0DB

**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, turn right and proceed up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road, continuing along this road as if leaving the village, and taking the last turning right into Springhill Road. 4B will be found a short way along on the right- hand side after passing the turning for West Way.

## 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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