



2 RED CROSS ROAD

GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
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2 RED CROSS ROAD

GORING ON THAMES ♦ OXFORDSHIRE

- ♦ Pangbourne on Thames – 5 miles ♦ Reading – 10 miles
- ♦ Wallingford – 6 miles ♦ Henley on Thames – 12 miles
- ♦ Newbury – 13 miles ♦ Oxfords – 18 miles ♦ M4 at Theale (J12) – 10 miles

In a convenient central village location within a few minutes walk of shops, mainline station and River Thames. A 3 bedroom semi-detached late Victorian 'Villa' of considerable character with original architectural features retained. Ideally situated at the top of the High Street within a 'stones throw' of all central amenities.



- ♦ Loggia Entrance Porch with front door into main Hall
- ♦ Cloakroom
- ♦ Spacious Sitting Room with Fireplace
- ♦ Dining Room
- ♦ Fully Fitted Kitchen
- ♦ Central Landing with turning staircase from Hall
- ♦ 3 Double Bedrooms
- ♦ Family Bathroom with shower handset
- ♦ Charming gardens with secluded seating areas
- ♦ Storage shed
- ♦ Off road parking

LOCATION

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, a Bank, 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.

N.B. Crossrail services are scheduled to be commencing from Reading in 2019 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.

PROPERTY DESCRIPTION

2 Red Cross Road comprises a semi-detached 'Villa' and is a fine example of Victorian architectural design and building skills associated with this much admired period. Having traditional red brick elevations with arched soldier courses over windows, under a pitched and gabled clay tile roof featuring tall chimney stacks and on the first floor a bay window with sculpted supporting timbers. Internally the accommodation retains its period characteristics with high ceilings and good room proportions, and with original panelled doors

OUTSIDE

Extending along Red Cross Road is a mainly hedged frontage together with a vehicular access and short drive.

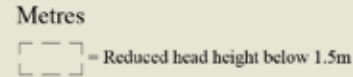
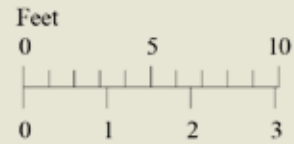
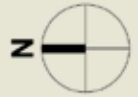


2 Red Cross Road Goring, Reading, RG8 9HG

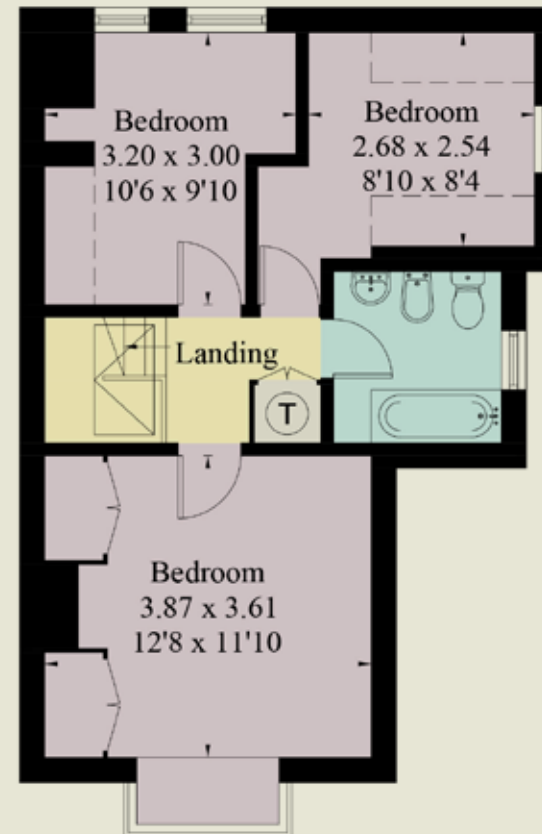
Approximate IPMS2 Floor Area = 92.1 sq m / 991 sq ft

Limited Use Area = 3.6 sq m / 39 sq ft

Total = 95.7 sq m / 1030 sq ft



Ground Floor



First Floor



GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from gas boiler.

Council Tax: D

Postcode: RG8 9HG

Energy Efficiency Rating: E

Local Authority: South Oxfordshire District Council - Telephone: 01491 823000

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street. At the small crossroads just before reaching the Railway Bridge junction turn right into Red Cross Road and No 2 is the second property on the left hand side.

VIEWING

Strictly by appointment through Warmingham & Co

DISCLAIMER

N.B. 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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