



# 9 CLEEVE ROAD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE

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Goring Railway Station (London Paddington within the hour) 5 minute walk ♦ 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 totally renovated 1 bedroom ground floor apartment situated in the heart of this picturesque Thames side village.

- ♦ Entrance Hall
- ♦ Living/Dining Room
- ♦ Fitted Kitchen
- ♦ Double Bedroom with Built-in Wardrobe
- ♦ Rear Hall with Cupboard
- ♦ Shower Room

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♦ Communal Garden Area

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♦ Allocated Parking Space



## SITUATION

The much prized village of Goring on Thames occupies a stunning location in the Thames Valley set between the Chiltern Hills and Berkshire Downslands each overlooking the River as it flows downstream from Oxford 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 Graham's immortal book "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, 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 have commenced from Reading which together with the electrifying of the line have significantly improved travelling times to central London destinations.

Recognised as a thriving community there are a wide range of clubs, societies and special interest groups to suit most people.

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 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 luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.

9 Cleeve Road is ideally located in the heart of the village and is one of just six purpose built apartments, ground and first floor within a terrace with brick elevations and tiled roof.

Across the frontage is a brick boundary wall taking you into the central private parking bays.

### PROPERTY DESCRIPTION

Built in the mid 90's, the Apartments sit within a prime position in Goring. Having the benefit of total renovation, the property is in immaculate condition. Entrance is into a hallway and then a door takes you into the living/dining room. The room has a lovely view of the recreation ground. Off the living room is a fully fitted kitchen. The double bedroom is a good size and has the benefit of a large double built in wardrobe. The rear hall has a cupboard and the bathroom is at the end with a large walk-in shower.

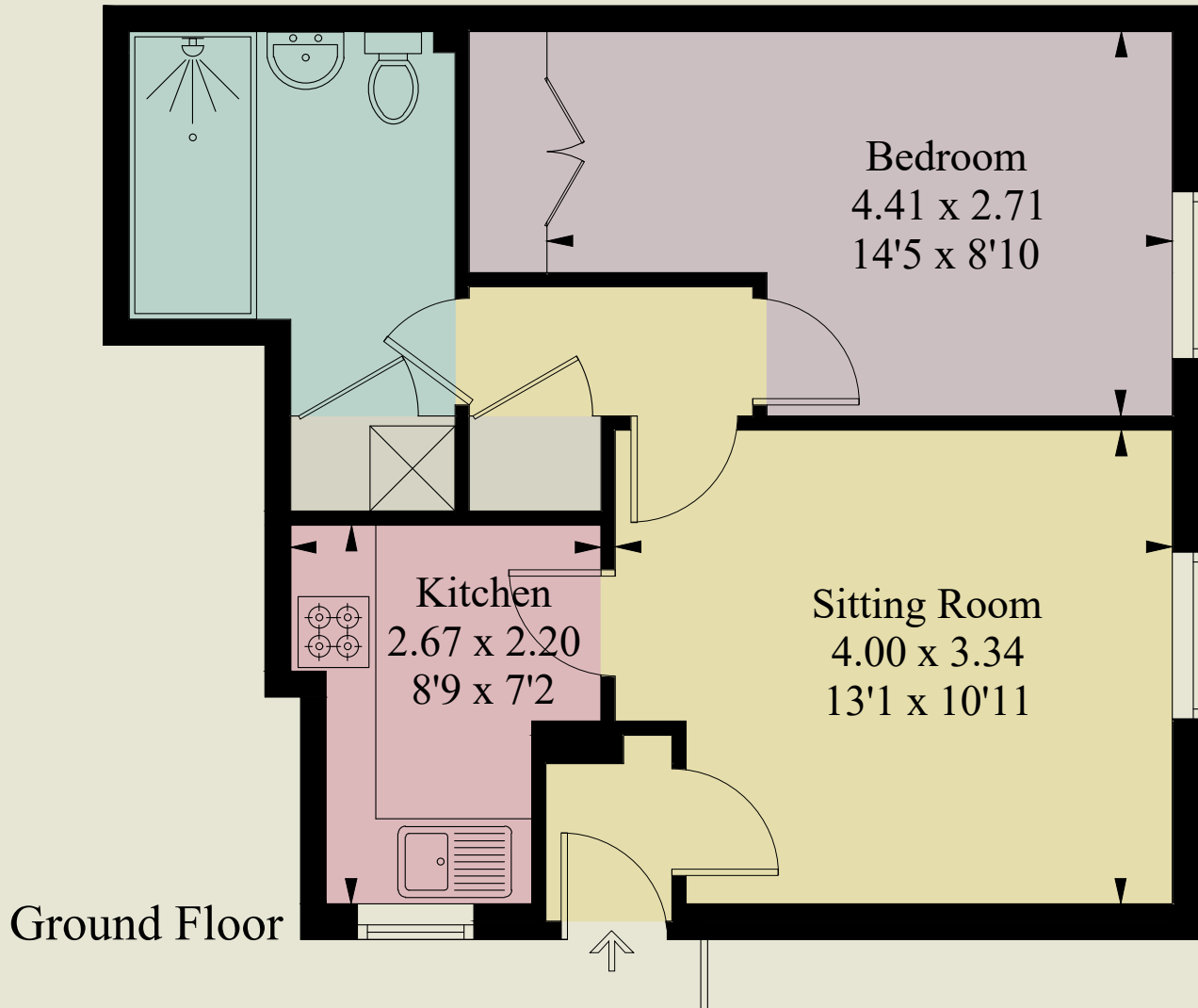
### OUTSIDE

Across the front of this development is a low brick wall taking you into the central private parking bays. There is an allocated parking bay for the property and just in front of the apartment is a wide border with pretty planting. 2 steps take you up to the front door with railings. There is a communal garden area located just along from the apartment through a private gate off Cleeve Road.



9 Cleeve Road, Goring-on-Thames, Oxfordshire, RG8 9BF

Approximate Gross Internal Area = 40 sq m / 430 sq ft



Ground Floor

#### GENERAL INFORMATION

**Services:** All main services are connected to the property. Gas central heating and hot water from gas boiler located in the kitchen.

**Council Tax:** C

**Energy Performance Rating:** C / 72

**Postcode:** RG8 9BF

**Local Authority:** South Oxfordshire District Council  
Telephone: 01235 422422

- ◆ Tenure: Leasehold
- ◆ Length of lease (years remaining): 99 years
- ◆ Annual ground rent amount £150 p/a (if requested)
- ◆ Ground rent review period: Every 25 years
- ◆ Annual service charge amount £400.00 pa
- ◆ Service charge review period: Annually in December / January at the AGM

#### VIEWING

Strictly by appointment through Warmingham & Co.

#### DIRECTIONS

From our offices in the centre of Goring turn right and proceed up the High Street. Turn left into Cleeve Road and 9 will be found a short distance along on the left hand side within the private parking area.

#### 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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CREATESPACE DESIGN ref 454

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