



# 10 GRANGE CLOSE

GORING ON THAMES ♦ OXFORDSHIRE





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Immaculately presented 4 bedroom detached family home, in sought after village. Offering flexible accomodation with lovely views. Good transport links.



- ♦ Covered Porch
- ♦ Reception Area with door leading to Utility Area and Garage
- ♦ Sitting Room
- ♦ Dining Room
- ♦ Fitted Kitchen with Breakfast Bar
- ♦ 2 Bedrooms (downstairs)
- ♦ Shower Room
- ♦ 2 Bedrooms (upstairs)
- ♦ Galleried Landing
- ♦ Family Bathroom with Bath and Overhead Shower
- ♦ South Facing Lawned Garden with Patio
- ♦ Integral Garage plus Driveway 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 on the Oxfordshire side of the river as it flows downstream from Oxford to Reading. This is 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, 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 approx. 2019 which together with the electrifying of the line will significantly improve 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 Village Primary school is highly rated 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 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.

#### PROPERTY DESCRIPTION

The property is of a lovely contemporary design featuring large windows which afford delightful natural light. Overall there are spacious room proportions which offer flexible living accommodation of approx. 1692 sq ft. The ground floor provides an Entrance Hall, spacious L-shaped Sitting Room/Dining Room with parquet flooring, Kitchen, two Bedrooms and a family Shower Room. To the first floor are two large Bedrooms and a family Bathroom.

Ideally located, the property is further complimented by the close proximity to the village centre and the ease of access to shops, restaurants, river and mainline railway station providing access to London Paddington in under the hour.

#### OUTSIDE

The house stands back with an open plan lawned garden across the frontage. An entrance drive on one side provides off road parking and leads to the integral garage. To the opposite side is gated access to the rear.

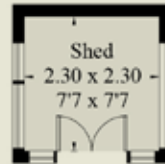
The rear garden is South facing and well secluded. Mainly laid to lawn, with fenced side boundaries and mature hedging on the rear boundary. A wide paved terrace spans the rear of the house affording 'Al Fresco' dining overlooking the private garden. To one side is a working area with rear access into the garage.





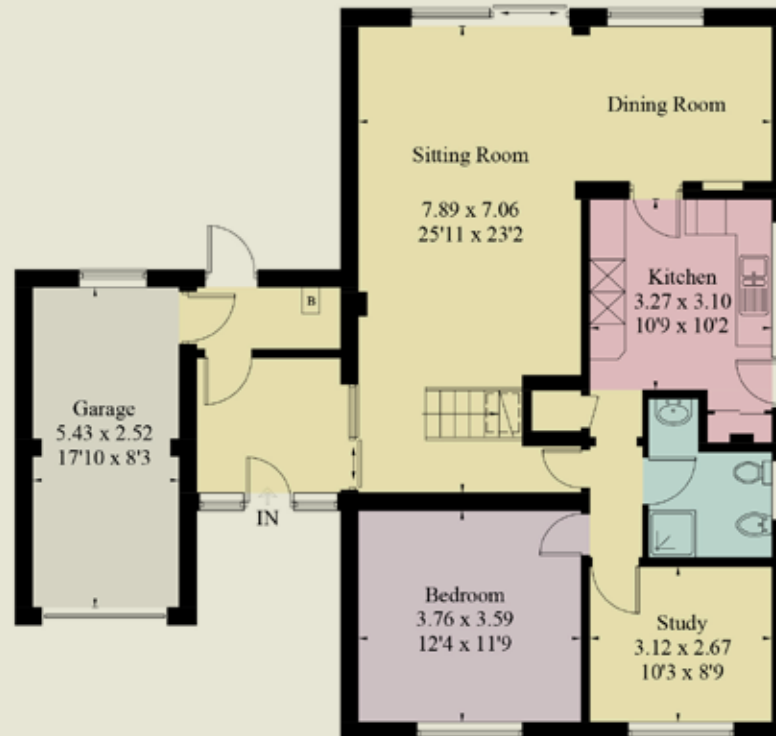
# 10 Grange Close, Goring, Reading, RG8 9DY

Approximate Gross Internal Area = 157.2 sq m / 1692 sq ft  
(Excluding Shed / Void / Eaves Access / Including Garage)

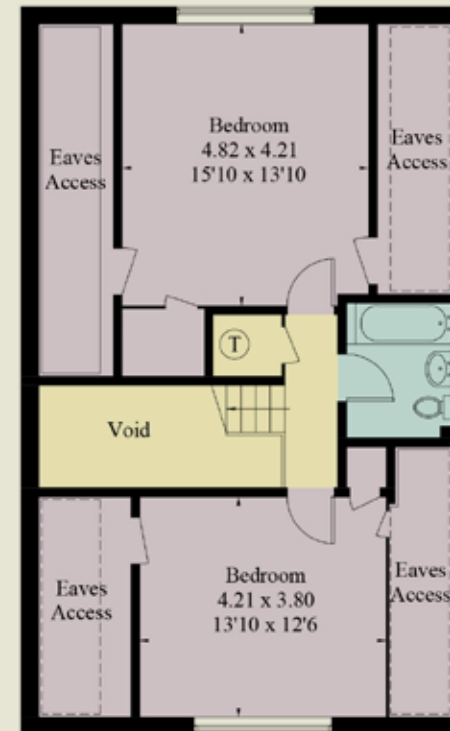


## Shed

(Not Shown In Actual  
Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 175142

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



## GENERAL INFORMATION

**Services:** Gas Central Heating and all mains services connected.

**Council Tax Band:** F

**Postcode:** RG8 9DY

**Energy Efficiency Rating:** E

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

## DIRECTIONS

From our offices in the centre of Goring turn left proceed down the High Street and then left again into Manor Road opposite the Miller of Mansfield. Follow the road round to the left by the John Barleycorn and then continue straight across to the further part of Manor Road. In approximately 50 yards turn right into Grange Close and Number 10 will be found towards the further end on the left hand side.

## VIEWING

Strictly by appointment through Warmingham & Co

## 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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