



FLAT 4, CHILTERN COURT, 30 WALLINGFORD ROAD

GORING ON THAMES ♦ OXFORDSHIRE

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- ♦ Goring Railway Station (London Paddington within the hour) ♦ Streatley High Street / River 0.25 miles ♦ Reading 10 miles (London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 mile

Conveniently located within the village, a lovely 2 bedroom, 2 bathroom first floor apartment easily accessible for the high street shops and local amenities

♦ Private & Spacious Drive & Forecourt

♦ Covered Front Porch

♦ Communal Reception Hall with Lift & Stairs

♦ Reception Hall

♦ Shower Room

♦ Open Plan Kitchen / Sitting Room

♦ Store Cupboard

♦ Master Bedroom Suite including En-Suite Bath Room

♦ 1 Further Double Bedroom

♦ Communal Gardens & Grounds

♦ Communal Car Park with 1 allocated parking space



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, 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 2021 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.

Chiltern Court is a relatively new signature development of 10 luxury apartments built by Cantay Homes in 2008 of contemporary design and build affording high quality and stylish fixtures and fittings.

OUTSIDE

The overall development is fully enclosed and sheltered by lap larch fencing and a mixture of newly planted hedging and trees combined with existing foliage.

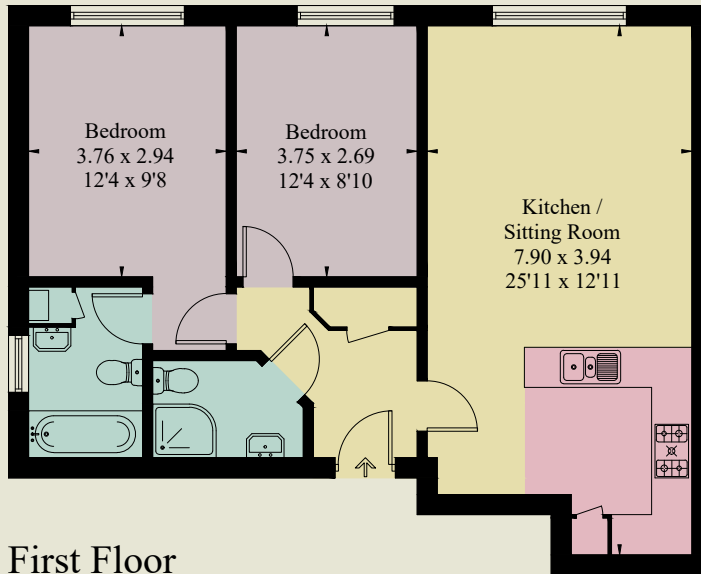
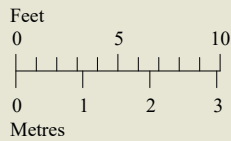
The hedge lined private entrance leads to the side and rear car parking areas and the main communal entrance to the apartments.

West and east of the development you'll find communal landscaped gardens which are maintained by the management company. A discreet cycle store will be found to the rear of the parking areas.



Flat 4, 30 Chiltern Court, Wallingford Road, Goring, Reading, RG8 0BH

Approximate IPMS2 Floor Area = 67.6 sq m / 728 sq ft



First Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 228200

GENERAL INFORMATION

Services: All mains services are connected to the property. Central Heating and Hot Water from mains gas fired boiler.

Council Tax: D

Postcode: RG8 0BH

Energy Efficiency Rating: B

Local Authority: South Oxfordshire District Council - Telephone: 01235 823000

DIRECTIONS

From our offices in the centre of Goring proceed up the High Street turning left at the railway bridge. Head along Wallingford road for a further 400 metres or so, and Chiltern Court can be found just off on the right hand side after having passed by Westholme Stores.

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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