



16 THE BIRCHES

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour)
- 5 Minute Walk ♦ Reading (London, Paddington 27 minutes) -
11 miles ♦ M4 (J12) - 11 miles ♦ M40 (J6) - 14 miles ♦ Henley on
Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 4.5 miles
(Distances and times approximate)

Quietly situated in an attractive location within the central part of the village overlooking a private Green easily accessible for the High Street shops and amenities, River Thames and for the main line railway station to both Oxford and London Paddington in well under the hour, 16 The Birches is a most delightful modern and contemporary traditional 'Mews' style house of appealing architectural design, with well-arranged 3 bedroom accommodation, benefitting from having been extended. with fantastic open plan living space and French doors leading onto the garden, and separate garage.

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Fitted Kitchen
- ♦ Open Plan Sitting Room & Dining Room
- ♦ Garden Room

-
- ♦ 3 Bedrooms
 - ♦ Family Bathroom

-
- ♦ Private & Mature South Facing Garden
 - ♦ Timber Storage Shed

-
- ♦ In All Extending To Approximately 897 Sq Ft

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- ♦ Garage in Separate Block

-
- ♦ In All Extending To Approximately 1,027 Sq Ft



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'.

In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically, Goring-on-Thames traces back to Saxon times.

The area is also extremely well served by an excellent range of state and private schooling which includes not only the well revered Goring-on-Thames Primary School and Langtree Secondary School in Woodcote, but also Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Streatley-on-Thames, on the 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-on-Thames is The Swan at Streatley, a luxury 4 star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

16 The Birches enjoys a pleasant aspect overlooking a private Green, delightfully surrounded by mature Silver Birch and Pine trees, with a southerly rear aspect over its private garden, and far-reaching views to the Berkshire Downs and National Trust woodland beyond.

The property occupies an end but one position in a staggered terrace of seven, situated in its own private gardens. Affording most spacious open plan living to the ground floor and traditional living to the first floor, the property has been extended, yielding stylish fixtures and fittings, and light and spacious 3-bedroom accommodation, with French doors opening through to the garden, encapsulating inside outside living.

The property presents itself as a delightfully charming home that should be viewed to fully appreciate its great many assets afforded.

OUTSIDE

The property has an attractive position overlooking the central Green of this popular residential development, with a number of mature Silver Birch and Pine trees providing interest and a change of colours through the seasons.

A wide footpath extends across the front of the property leading to the front entrance flanked on one side by an area of lawned garden with a pretty flower border. The garden at the rear faces south and backs onto a row of mature trees. The garden is mainly lawned, with a wide paved terrace leading off the garden room, which takes advantage of the private southerly aspect through the French doors. To the far rear of the garden there is a timber store shed, and pedestrian gate for external access, which also leads to the garage and parking area.

Vehicular access is gained off Thames Road, where a private entrance drive leads into the garaging area. The Garage belonging to No 16 has an up and over entrance door.

Simply delightful in situation and to the private gardens, the gardens and grounds must be viewed to be fully appreciated.

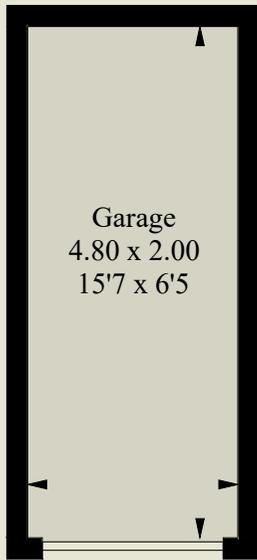


16 The Birches, Goring on Thames, Oxfordshire, RG8 9BW

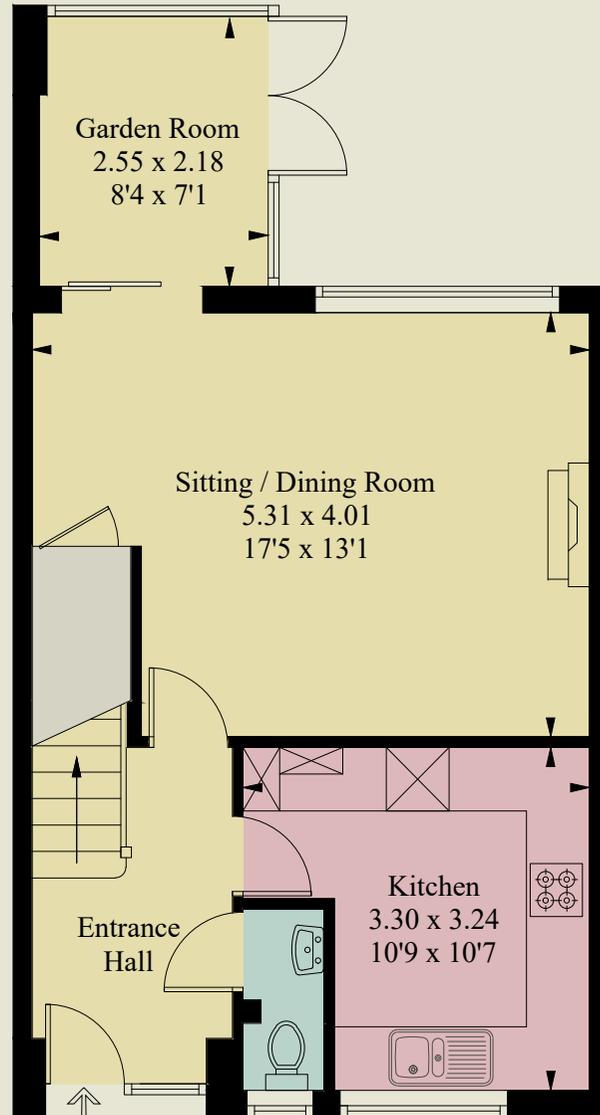
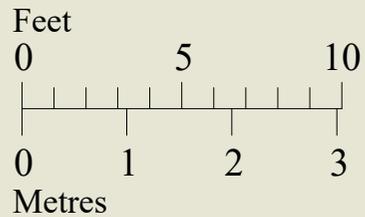
Approximate Gross Internal Area = 81 sq m / 871 sq ft

Garage = 9 sq m / 69 sq ft

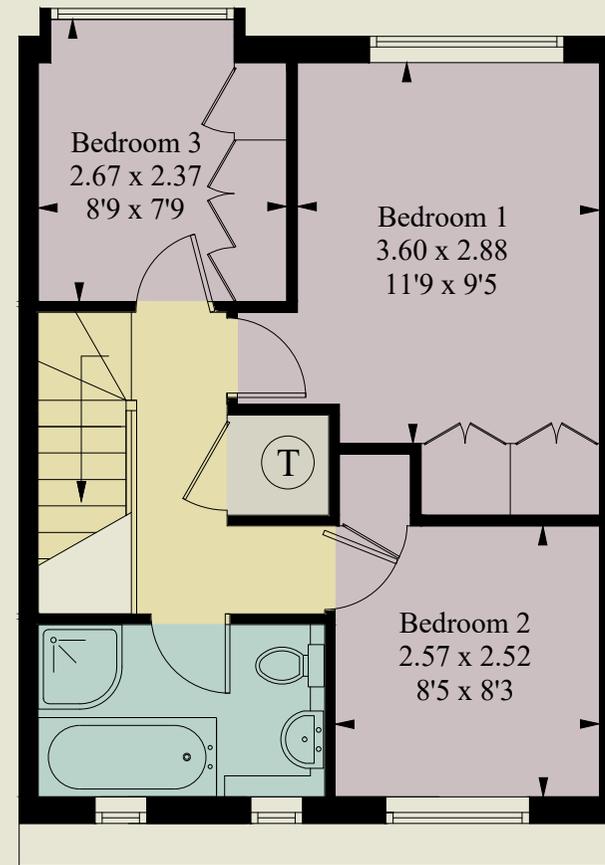
Total = 90 sq m / 968 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

CREATESPACE DESIGN ref 446

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



GENERAL INFORMATION

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

Council Tax: C

Energy Performance Rating: C / 73

Postcode: RG8 9BW

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

TENURE

Freehold - There is an annual charge of approximately £50 to The Birches Ground Committee for the maintenance of signage, parking and communal areas.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and after passing the Miller of Mansfield take the next turning right into Thames Road opposite the Village hall. In a further 50 yards turn right into the private parking area for The Birches and then walk through into the central lawned green where No 16 will be found on the right-hand side.

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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