



5 HERON SHAW

GORING-ON-THAMES ♦ OXFORDSHIRE

Warmingham
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Goring & Streatley Station (London Paddington within the hour) -
8 mins walk ♦ Reading (London, Paddington 27 minutes) - 10 miles
♦ M4 (J12) - 10 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames -
12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles
(Distances and times approximate)

Within a popular tree-lined cul de sac close to all the village amenities, shops, restaurants and river and mainline railway station affording direct access to London in under the hour.

A detached converted bungalow offering 4/5 bedroom accommodation of approximately 1653 sq ft, beautifully presented and set within delightful mature gardens and grounds.

♦ Quintessential English Riverside Village Within Close Walking Distance to The River Thames, Extensive Amenities and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Attractive Front Garden and Driveway Parking for 2 Cars

- ♦ Entrance Porch
- ♦ Hallway
- ♦ Kitchen
- ♦ Dining Room
- ♦ Sitting Room Conservatory
- ♦ Bathroom with Bath and Overhead Shower with Cloakroom
- ♦ 2 Double Bedrooms
- ♦ Single Bedroom/Study

- ♦ Upstairs
- ♦ 2 bedrooms
- ♦ Family Shower Room

♦ Car port

♦ Mature and secluded Garden with patio terrace

♦ In All Extending To Approximately 1,653 Sq Ft



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downslands 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, Moultsford 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, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Built in the 1960's, 5 Heron Shaw sits within a quiet cul de sac close to all the village amenities. Converted in recent years to offer a second floor, it has well presented and spacious accommodation. Entrance is into a large porch with sliding french doors. It has a useful utility area and plenty of coat and shoe storage. A second door then leads into the hall, giving access to the staircase and reception rooms. The kitchen is fully fitted and overlooks the front of the property. There is a breakfast bar and larder cupboard. A door then leads you directly into the dining room which has access to the car port to the side of the house and double doors into the sitting room. The sitting room sits across the back with lovely large windows with views over the mature garden. It has a woodburner, recently installed by the current owners. There is a conservatory which takes you into the garden. To the further end of the hall are 2 double bedrooms and family bathroom with bath and overhead shower. From the bathroom is access into the toilet. There is an additional room which could be a single bedroom or study for home working. Upstairs there are 2 bedrooms and a shower room. One of the bedrooms has access to a walk-in attic. The property offers further scope for development subject to planning permission and previous planning has been approved to enlarge the downstairs, but has since lapsed, but could easily be re-applied for.

OUTSIDE

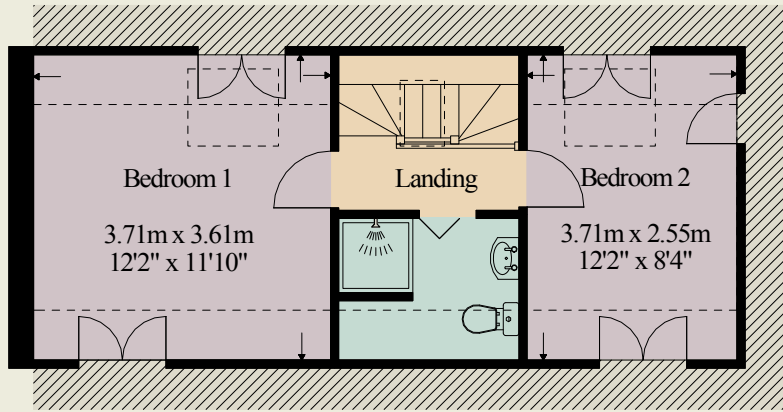
Set well back from the road, the property has a wide lawned garden to the front and driveway offering parking for 2 cars. There is a car port attached to the right hand side and access via a secure gate. At the back is a wonderful mature aspect. Mainly laid to lawn and lined with shrubs and trees, such as apple and beech, it offers a peaceful private sanctuary to enjoy.



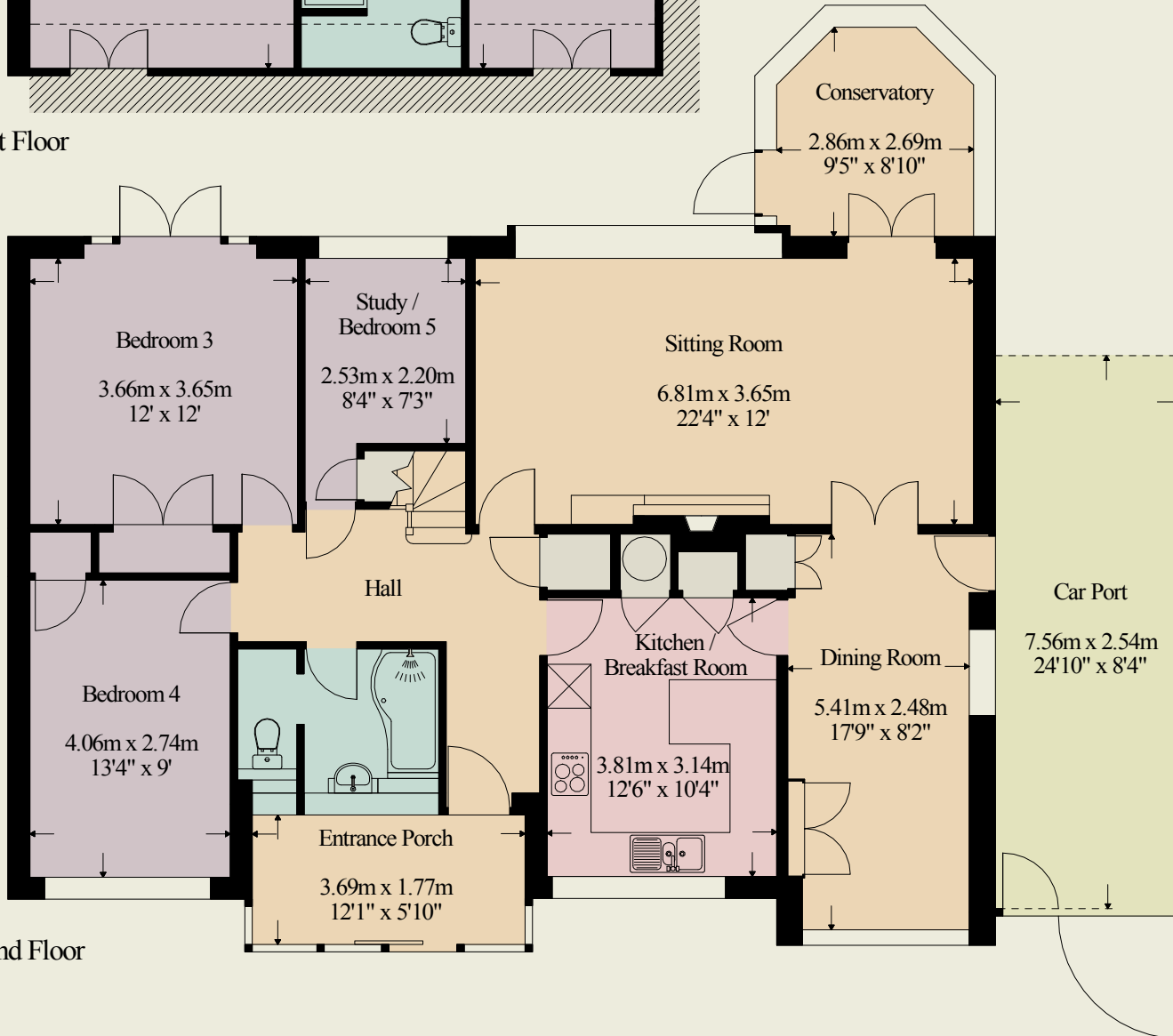
5 Heron Shaw, Goring on Thames.

Approximate gross internal area

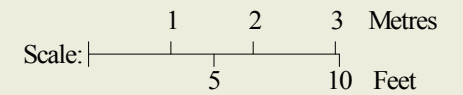
153.56 sq.m. 1653 sq.ft.



First Floor



Ground Floor





GENERAL INFORMATION

Services: Mains gas, water, electricity and drainage are connected. Central heating and hot water from gas fired boiler in kitchen.

Council Tax: F

Energy Performance Rating: C / 69

Postcode: RG8 0AU

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring-on-Thames turn right and proceed up to the top of the High Street. At the railway bridge junction turn left on to Wallingford Road. In a further couple of hundred metres, turn right in to Milldown Avenue, then immediately left into Heron Shaw. 5 will be found after the first corner on the left 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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