



16 MOUNTFIELD

GORING ON THAMES ♦ SOUTH OXFORDSHIRE



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Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 19 miles ♦
M40 At Lewknor (J6) - 15 miles ♦ M4 At Theale (J12) - 9 miles
♦ Heathrow Airport - Approx. 40 miles ♦ Wallingford - 5 miles ♦
Henley on Thames - 13 miles (Distances approximate)

A detached 4-bedroom home of approximately 1862 Sq Ft in an advantageous top corner plot with double garage and south west facing gardens.

Conveniently located within the Village, well placed for the Primary School and local shop, with the High Street shops and mainline station easily accessible.

♦ In All Approximately 1862 Sq Ft

- ♦ Entrance lobby into Hallway
 - ♦ Sitting Room
 - ♦ Kitchen
 - ♦ Utility Room
 - ♦ Shower Room (downstairs)
 - ♦ Family Room
 - ♦ Rear Hallway with Integral Garage Door
 - ♦ Family Room
-

- ♦ 4 Bedrooms
 - ♦ Family Bathroom
-

♦ Mature South West Facing Rear Gardens

♦ Double Garage

♦ Driveway



SITUATION

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.

Crossrail services have commenced from Reading which together with the electrification of the line significantly improves 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.

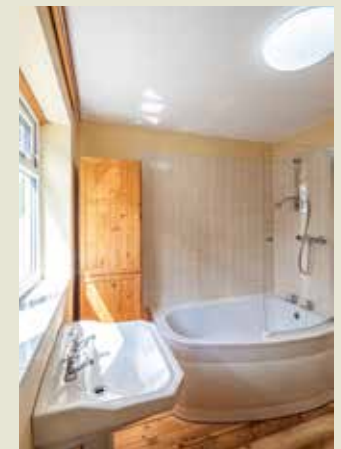
Streatley on Thames, situated on the opposite Berkshire side of the river, is another pretty village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

PROPERTY DESCRIPTION

Dating back to 1960's and built by a local development company Loverock, 16 Mountfield forms part of a private cul-de-sac located above Wallingford Road overlooking a grass and tree lined copse providing natural privacy. With red brick elevations and part hanging tiles under a pitched roof, the property benefits from a corner plot. Entrance is into the hallway with stair access. The sitting room is a large airy space with parquet flooring and a floor to ceiling window and french doors offering views of the garden. The kitchen connects to the utility room and downstairs shower room, currently unfinished. There is a rear hallway which has a door to the garden and access to both the family room and double garage. The garage has two electric up and over doors. Upstairs there are 4 bedrooms and the family bathroom, all with hardwood floors exposed. A well proportioned property with potential to update and upgrade.

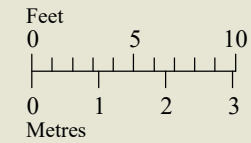
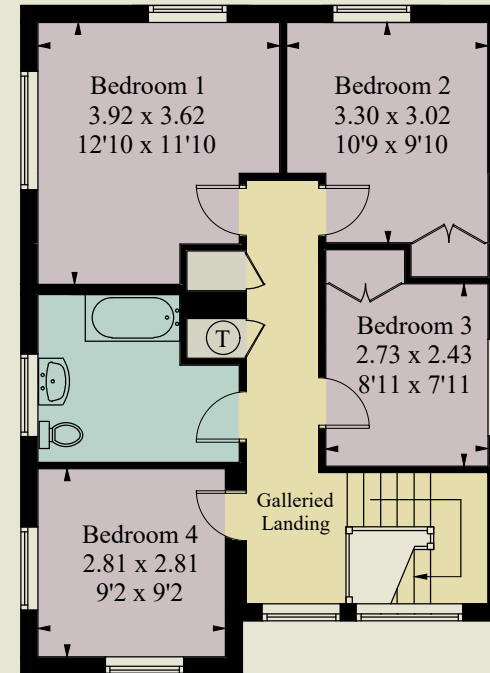
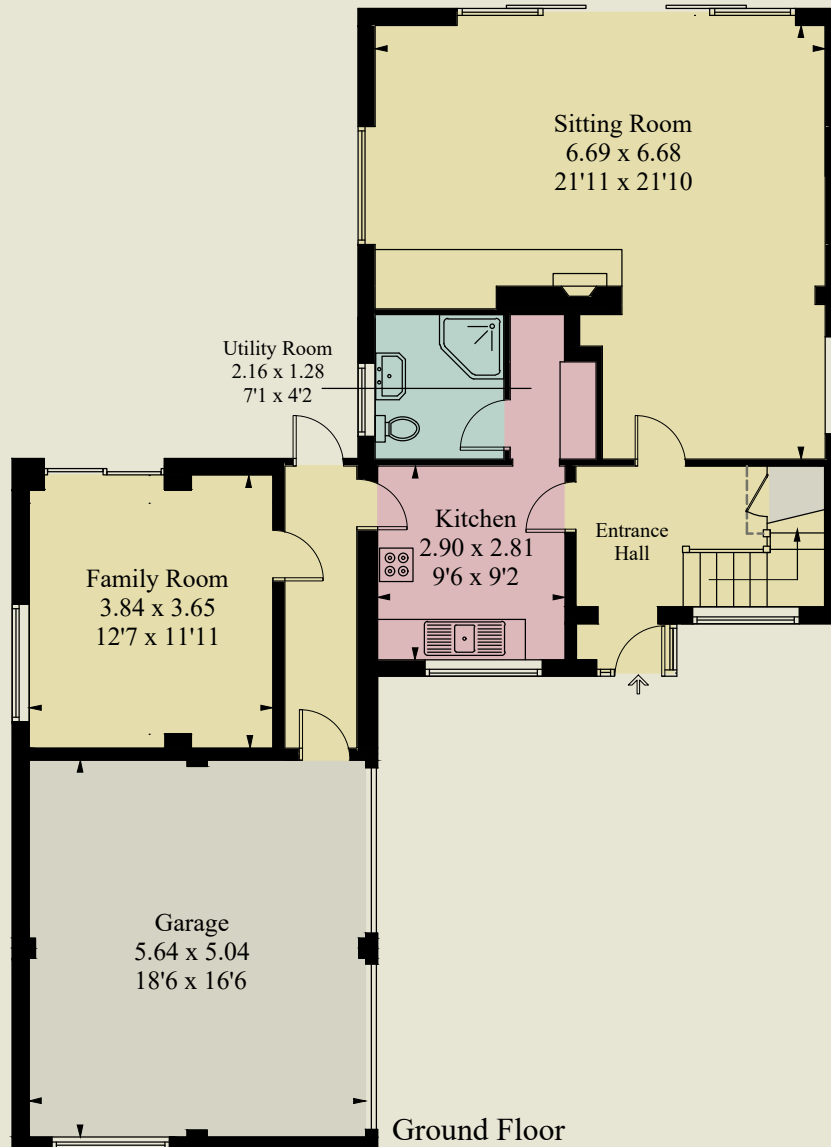
OUTSIDE

The corner top position allows for a wide entrance driveway with the garage located at the side. There is a low double gate leading to a wide garden which could offer further parking, should it be required. Behind the garage then takes you to the rear garden which is south west facing and has mature shrubs, planting and pine trees. There is a patio to the side and rear which leads off the living room.



16 Mountfield, Goring-on-Thames, Oxfordshire, RG8 0BE

Approximate Gross Internal Area (including Garage) = 173 sq m / 1862 sq ft





GENERAL INFORMATION

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

Council Tax: E

Energy Performance Rating: TBC

Postcode: RG8 0BE

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street. At the railway bridge junction turn left onto the Wallingford Road. Mountfield will be found about 200 metres on the left hand side opposite Westholme Stores. 16 is in the top left hand corner.

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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