



5 MAPLE COURT

GORING ON THAMES ♦ OXFORDSHIRE

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Wallingford - 6 miles ♦ Pangbourne - 5 miles ♦ Reading - 10 miles ♦ Henley on Thames - 13 miles ♦ Newbury - 13 miles ♦ Oxford - 18 miles ♦ M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 15 miles (Distances approximate)

In the "Conservation Area" of this much prized picturesque Thameside village close to the central High Street shops mainline station and scenic riverside. A detached house linked by its garage only in a small quiet Close with a South facing garden.

- ♦ Convenient village location within walking distance of shops, station and all amenities
- ♦ Excellent road and rail communications
- ♦ Reception Hall with further rear Hallway having Cloakroom off and integral door to Garage
- ♦ Sitting Room with private South aspect over the garden
- ♦ Dining Room with wide hatch opening to Kitchen
- ♦ Kitchen
- ♦ Landing with ladder access to Loft
- ♦ 3 Bedrooms
- ♦ Family Bathroom
- ♦ Attached Garage with Loft storage, approached by a short drive providing additional parking
- ♦ Side gate and walled pathway to rear garden
- ♦ South facing rear garden



SITUATION

The historic village of Goring on Thames occupies a stunning location in the beautiful Thames Valley set between the Chiltern Hills and the Berkshire Downlands approx. midway between Reading and Oxford, the area 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 the coveted 'South England' title.

The village boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, a Bank, 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.

Locally there is a first class choice of both state and private schools with bus collections, and including a high 'Ofsted' rated primary school in the village.

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 lying immediately opposite 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 is the luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities.

Maple court is an award winning small development of detached houses some linked by garages built in 1978 and situated in a small Close just minutes from the village High Street and the central shops and amenities. Arranged around a central green the houses have attractive multi stock traditional brick elevations with part tile hanging for architectural effect under pitched clay tile roofs.

PROPERTY DESCRIPTION

A spacious entrance hall gives access to all the downstairs living space. The kitchen is fully fitted and opens to the dining room having a large hatch. The sitting room can be accessed via the hallway and dining room, offering lovely open plan living. A cloakroom is at the rear of the property. An integral door to the garage is also at the rear of the property.

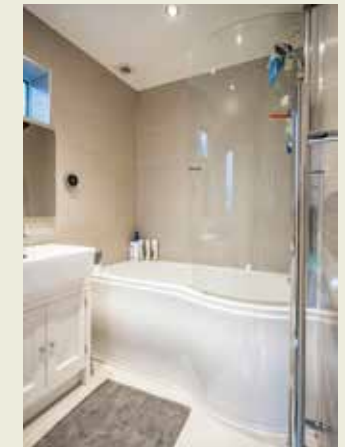
Upstairs there are 3 well proportioned double bedrooms. The landing is a good size and the family bathroom is beautifully presented and recently fitted.

OUTSIDE

Approached off the central Close is a short driveway leading to the attached single Garage which has useful loft storage, a rear door to the garden and an integral door to the rear hallway.

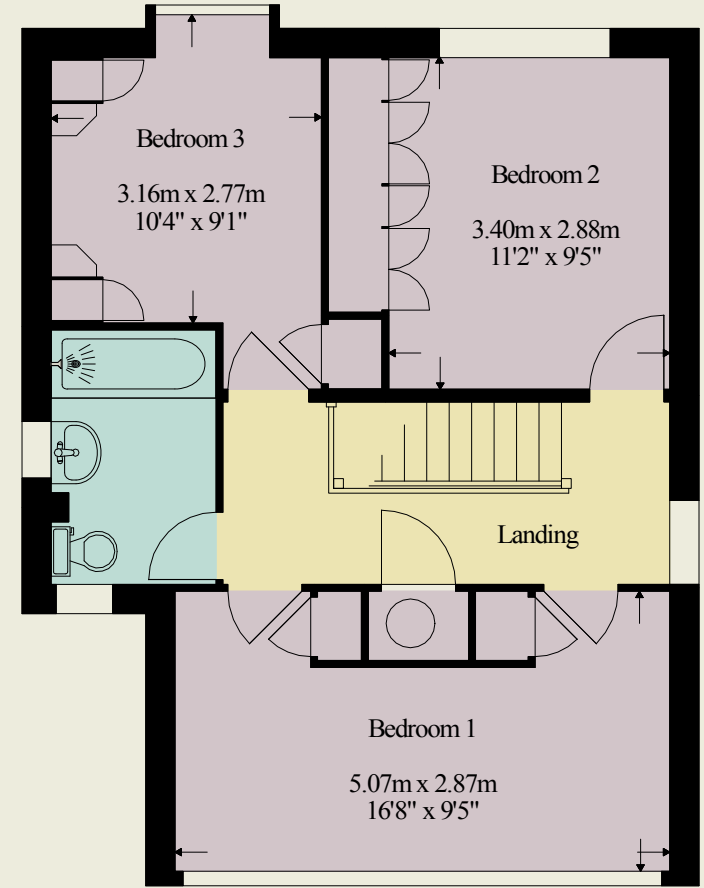
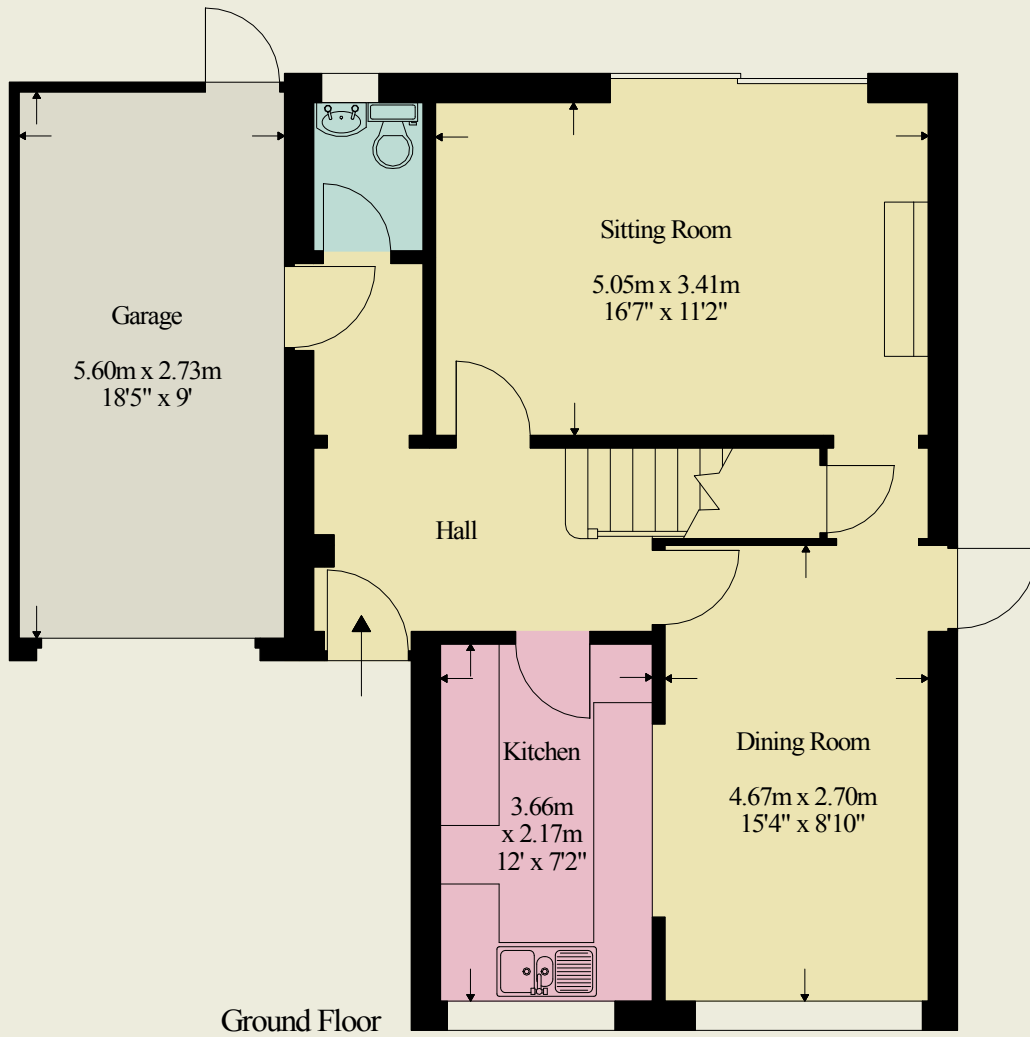
On the West side is a pedestrian gate opening onto a walled pathway leading down the side of the house to the rear garden.

The rear garden enjoys a private Southerly aspect and has been attractively landscaped.

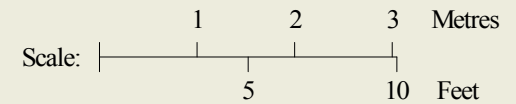


5 Maple Court, Goring on Thames.

Approximate gross internal area 119.71 sq.m. 1289 sq.ft.



First Floor





GENERAL INFORMATION

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

Council Tax: F

Energy Performance Rating: E / 54

Postcode: RG8 9BQ

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up the High Street. Immediately past the shops turn left into Cleeve Road and in a further 100 yards bear round to the left into Glebe Ride opposite the Recreation field. Then turn first left again into Maple Court where No 5 will be found on the further 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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