



# 19 THE BIRCHES

GORING ON THAMES ♦ SOUTH OXFORDSHIRE



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GORING ON THAMES ♦ SOUTH OXFORDSHIRE

Reading - 10 miles ♦ Newbury - 13 miles ♦ Oxford - 20 miles

♦ Wallingford - 5 miles ♦ Henley on Thames - 13 miles ♦

M4 at Theale (J12) - 10 miles ♦ M40 at Lewknor (J6) - 15 miles

(Distances approximate)

Set in mature gardens in an attractive location within the central part of the village overlooking a private Green to the front and woodland running along the hillside on the opposing side of the river Thames, easily accessible for the High Street shops and amenities, and for the main line railway station to both Oxford and London Paddington. A traditional modern and contemporary 'Mews' style terrace house of appealing design, with well-presented modernised Three bedroom accommodation and offering potential for a possible conversion of the loft into an additional room subject to Planning Approval.

♦ Ideally situated within easy reach of all village amenities, shops, River, station and school

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♦ Entrance Hall

♦ Cloakroom

♦ Sitting Room with access into garden

♦ Kitchen/Breakfast Room

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♦ Landing

♦ Airing Cupboard

♦ 3 Bedrooms

♦ Family Bathroom

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♦ Secluded mature South facing Garden

♦ Timber Store Shed

♦ Single brick built Garage in separate adjoining block



## SITUATION

The much prized village of Goring on Thames occupies a stunning location in the scenic Thames Valley set between the Chiltern Hills and the Berkshire Downlands as it flows from Oxford down to Reading, 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 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 Graham's immortal book "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, 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.

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, 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.

The Birches is a development of 'mews' style properties arranged in staggered terraces around private lightly timbered greens, situated between Cleeve Road and Thames Road just a short distance from the central village High Street and river. Built in the late 1970's to an award winning design the properties are traditionally constructed having appealing brick elevations under clay tiled roofs with internal walls dry lined for additional insulation and economy.

## PROPERTY DESCRIPTION

Displaying as a modern and contemporary home throughout, with a spacious and light feel, 19 The Birches enjoys a pleasant aspect overlooking the private green fringed by mature Silver Birch trees with a Southerly rear aspect over its private garden and far reaching views towards the wooded hillsides on the opposing side of the river Thames.

The property sits in the centre of a staggered terrace and has been recently modernised. The ground floor provides a cloakroom, sitting room with access directly out to the south facing garden and terrace, perfect for 'Al Fresco' dining, and a good sized newly fitted kitchen enjoying views of the mature garden. On the first floor are three bedrooms, and a modern bathroom with a shower over the bath. In addition there is access from the landing to a sizeable loft which offers possibilities for conversion into an additional room subject to relevant Planning Approval.

## OUTSIDE

The property has an attractive position overlooking the central green of this popular residential development with a number of 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.

The mainly lawned rear garden faces south and backs onto a row of mature Pine trees which line the rear access along one side. There is a wide paved terrace immediately adjoining the house which takes advantage of the private southerly aspect, and approached directly from the sitting room is perfect for 'Al fresco' dining.

At the bottom of the garden there is a timber Store Shed.

Across the rear boundary there is a picket fence with a rear pedestrian gate giving access on to a communal footpath and the parking/garaging area. This can also be accessed from the front of the property.

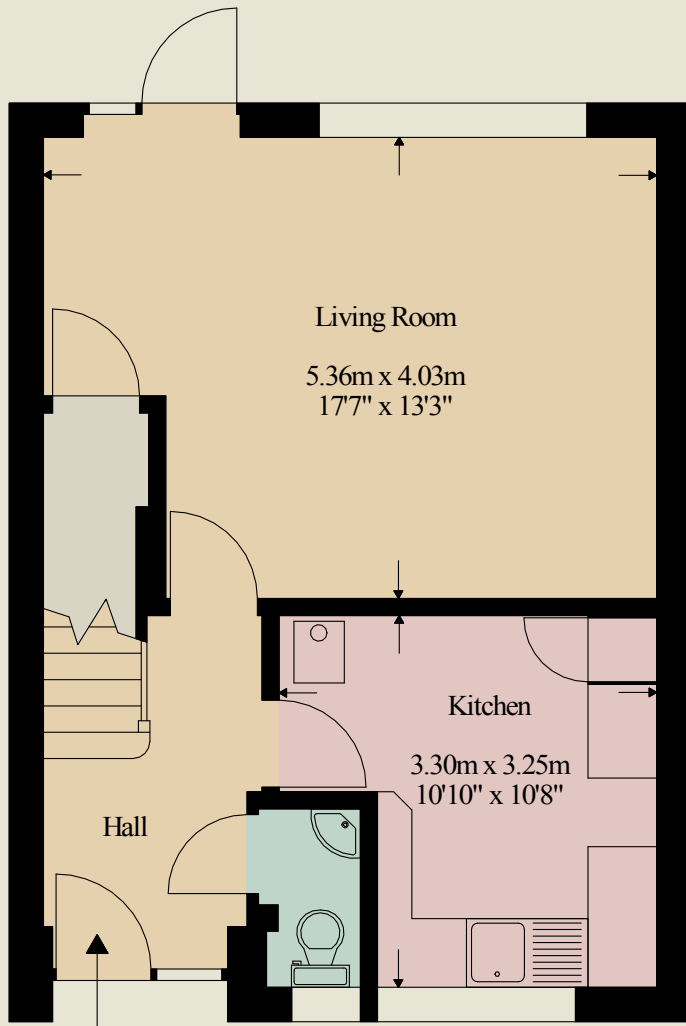
Vehicular access is gained off Thames Road where a private entrance drive leads into the garaging area. The Garage belonging to No 19 is in the right hand block. The garages are of similar construction to the houses having brick elevations under pitch clay tiled roofs. The garage belonging to No 19 measures approximately 16'1" x 8'3" with an 'up and over' entrance door and a useful loft storage space.



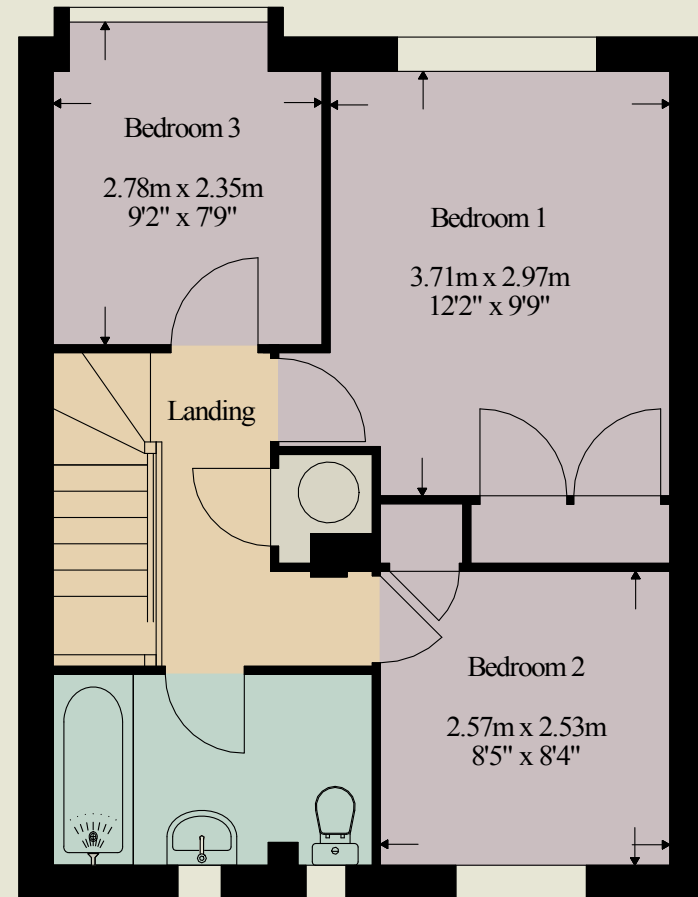
# 19 The Birches, Goring on Thames.

Approximate gross internal area

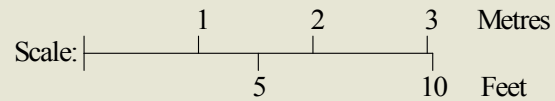
77.8 sq.m. 837 sq.ft.



Ground Floor



First Floor





## GENERAL INFORMATION

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

**Council Tax:** C

**Energy Performance Rating:** C / 70

**Postcode:** RG8 9BW

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

**Tenure:** Freehold. There is an annual charge of £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 19 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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