



LUPINS

ELMCROFT ♦ GORING ON THAMES ♦ OXFORDSHIRE

Warmingham
www.warmingham.com



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

Idyllically located in a most desirable location, tucked away in the heart of this quintessential English riverside village, just a short walk from the mainline train station providing direct access to London in approximately 45 minutes, extensive shopping, eateries, and village amenities, and outstanding schooling, Lupins is an impressive brand-new home, stylishly appointed and stunning in architectural design throughout, well-appointed internally, extending to approximately 2066 Sq Ft, inclusive 3 bedrooms, 2 bathrooms, 3 reception rooms and a garage, embracing contemporary living, a striking country residence.

- ♦ A Well-Appointed Brand-New Country Residence Extending To Approximately 2066 Sq Ft Of Stunning Architectural Design & Stylishly Appointed & Set In Lovely Gardens & Grounds
- ♦ Quintessential English Riverside Village Within Close Walking Distance To The River Thames, Extensive Amenities, Outstanding Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Spacious & Attractively Landscaped Driveway & Forecourt With Lovely Gardens
- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Sitting Room
- ♦ Family Room
- ♦ Open Plan Kitchen / Breakfast Room With Fitted Kitchen & Good Quality Built-In Appliances And Folding Sliding Doors
- ♦ Utility Room With Fitted Units, Appliances And Exterior Door
- ♦ Galleried Landing
- ♦ Master Bedroom Suite With En-Suite Bathroom With Separate Shower Enclosure
- ♦ 2 Further Double Bedrooms
- ♦ Luxurious Family Bathroom
- ♦ Garage
- ♦ In All Extending To Approximately 2066 Sq Ft
- ♦ Private Professionally Landscaped Gardens & Grounds
- ♦ 10 Year New Build Home Warranty



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. 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.

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.

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.

Elmcroft is a traffic-free cul-de-sac located at the Southern end of Croft Road in the highly regarded central part of the village, comprising 3 and 4 bedroom houses of differing architectural design in an attractive tree-lined setting with all properties having extensive neatly lawned frontages.

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PROPERTY DESCRIPTION

Situated in a most peaceful and idyllic location, within the prestigious quiet heart of this popular English riverside village, tucked away in private and beautifully landscaped gardens and grounds, Lupins is a simply stunning, newly built country residence, both internally and externally, stylishly setting its own tone.

Built to an impeccably high standard, most impressive, being of striking architectural design, with appealing red brick and part timber elevations under a clay tiled roof. Beautifully contemporary, affording particularly generous accommodation of approximately 2066 sq ft, spread over two floors. Boasting an open plan living space, which embraces light and space most creatively, wholly evident from first entering the property.

With beautifully landscaped private gardens and grounds, the property is tucked away in Elmcroft, accessed over a spacious driveway, gardens simply perfect for 'Al Fresco' dining. Natural stone pathways lead around the house, connecting the lawned gardens, with a spacious patio terrace to the rear. The garage is well fitted, with an electrically opening door.

All principal reception rooms lead off the entrance hall, including the Sitting room and the open plan kitchen / breakfast room which opens through to the sitting room, both enjoying an open view over the gardens with folding sliding doors, encouraging and inviting inside outside living. Enjoying great natural light, the kitchen / breakfast room is luxuriously fitted, with extensive fitted appliances of stylish and quality origin, and a central island with attached breakfast bar, simply stunning. The utility room lies to the further side of the house, extensively fitted and also benefits from having an external door to the lovely gardens.

Rising to the first floor a wonderful aspect is enjoyed, the galleried landing is most spacious, and yields great natural light.

All bedrooms and the family bathroom lead off the galleried landing, the master bedroom with luxury ensuite bathroom with separate shower cubicle, 2 further bedrooms, and a luxury family bathroom, all stylishly and spaciouly appointed.

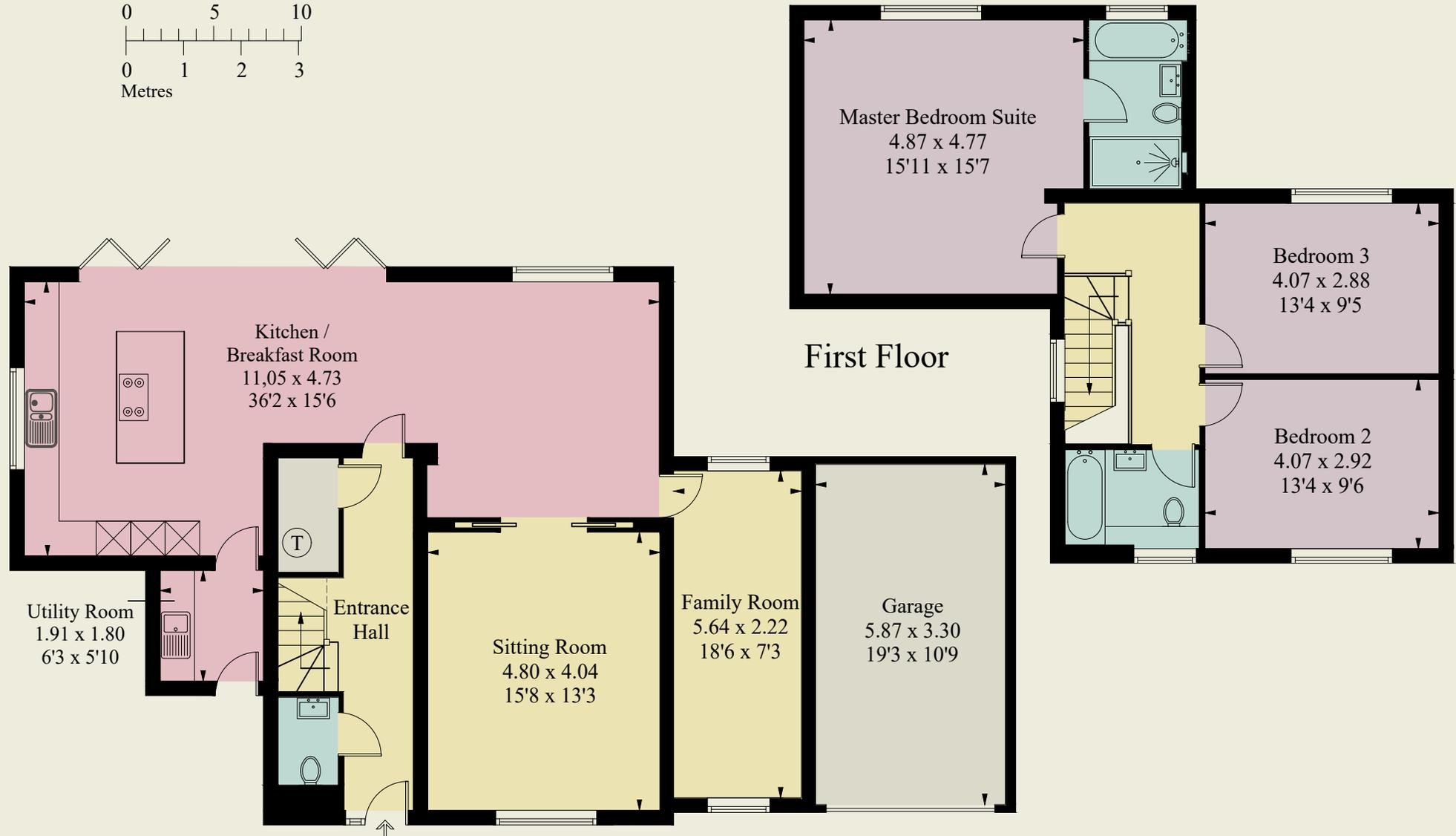
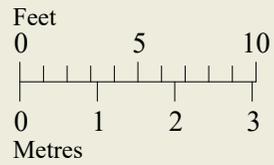
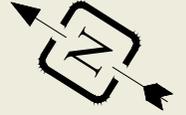
Lupins represents a simply wonderful opportunity to acquire a most delightful brand-new home in a well-regarded road in the heart of the village.





Lupins, Elmcroft, Goring-on-Thames, Oxfordshire, RG8 9EU

Approximate Internal Floor Area (including Garage) = 192 sq m / 2066 sq ft



Ground Floor

CREATESPACE DESIGN ref 256

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



GENERAL INFORMATION

Services: All main's services are connected. Central Heating and Domestic Hot Water From Energy Efficient Air Source Heat Pump . Mains operated smoke alarm, internally wired for future provision of electric vehicle charger and CAT6 cabling.

Council Tax: TBC

Energy Performance Rating: B

Postcode: RG8 9EU

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 left and proceed down the High Street where opposite the Miller of Mansfield bear left again into Manor Road. Follow the road round the left-hand corner by the John Barleycorn into Station Road and towards the top of this road bear right into Croft Road. Proceed to the end of Croft Road which then merges into Elmcroft and Lupins will be found a short way along 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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