



# 38 LOCKSTILE WAY

GORING-ON-THAMES ♦ OXFORDSHIRE

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Goring & Streatley Station (London Paddington within the hour) - 4 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)

Occupying an elevated position within easy reach of the central part of this unique, beautiful and remarkable English riverside village, just a few minutes' walk to the River Thames, shops, school, restaurants, and mainline railway station, this stunning property enjoys a most relaxing ambience and outlook, occupying a delightful and private setting, in generous mature gardens and grounds of approximately just over 1/3rd of an acre.

A most stunning modern and contemporary home, yielding great light and stylish and high-quality fixtures & fittings throughout the spacious and elegantly appointed accommodation, which extends to approximately 2,637 sq ft inclusive 5 bedrooms, including a master bedroom suite with galleried landing / snug and en-suite bathroom, 2 bathrooms, 3/4 reception rooms, and an attached double garage.

Simply charming, with modern open plan living meeting more traditional notes, the property enjoys a peaceful situation in the most beautiful gardens, providing for a delightful family home.

♦ A Contemporary Family Residence Extending To Approximately 2,637 Sq Ft Of Attractive Architectural Design With A Large Garden of Approximately 0.36 Of An Acre

♦ Unique, beautiful and remarkable English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Spacious Driveway With Mature Wrap Around Gardens

♦ Enclosed Entrance Porch

♦ Galleried Reception Hall

♦ Cloakroom

♦ Kitchen / Dining Room With Door To Gardens

♦ Utility Room

♦ Sitting Room With Fireplace

♦ Snug / Study

♦ Galleried 1st Floor Landing

♦ 4 Bedrooms

♦ Family Shower Room

♦ Galleried 2nd Floor Landing / Snug

♦ Master Bedroom Suite With En-Suite Bathroom

♦ Integral Double Garage

♦ In All Extending To Approximately 2,637 Sq Ft

♦ Mature Landscaped Gardens & Grounds Of Approximately 0.36 Of An Acre



## 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 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, 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.

The village also offers access to a wide range of outdoor pursuits including walking and cycling (Ridgeway, King Alfred's Way, Streatley Hill including on the "Tour of Briton"), swimming, paddle boarding, fishing, canoeing, & rowing (with active and well supported rowing and sailing clubs.) and football, cricket & tennis all with popular and long established clubs.

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 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, with the full service scheduled to commence in 2022, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

## PROPERTY DESCRIPTION

The property sits privately in its exceptionally private and mature gardens and grounds which extend to approximately 0.36 of an acre.

Most interesting impressive architectural design externally and internally, more traditional architectural elements blend seamlessly with that of a rather more contemporary air, providing great light and space throughout, and particularly generous accommodation of approximately 2,637 sq ft, including the attached double garage.

Opening through from the enclosed entrance porch with wide glazing and space to relax, all principle reception rooms lead off a large galleried reception hall, including the sitting room with fireplace, study, and kitchen / dining room, with a spacious utility room situated off the kitchen, and a door opening out on to the garden terrace, perfect for 'Al Fresco' dining.

From the reception hall the staircase leads up to the 1st floor galleried landing, from which 4 bedrooms and a family shower room are accessed. From the 1st floor landing, stairs lead up to a 2nd floor galleried landing, quite spacious and utilised as a snug / study for exclusive use with the master bedroom suite, which duly benefits from a delightful en-suite bathroom, from which whilst resting in the bath lovely views are afforded over the gardens.

Affording stylish and high-quality fixtures and fittings throughout, a most impressive design and lifestyle is to be enjoyed, providing for a simply delightful family home in a most charming and convenient location, with early viewing being highly recommended.

## OUTSIDE

Quietly tucked away in the heart of this charming English village, the property is situated at the top of Lockstile Way, occupying an elevated yet private and mature position.

A spacious driveway leads up the left side of the property, affording ample parking and opening through to the double garage, which has a compact motorised roller door and a pedestrian door into the utility room.

A central pathway leads up to the enclosed entrance porch, opening through to the galleried reception hall. A most attractive approach, spacious lawned gardens flank the pathway, bordered with shaped hedging and featuring two stunning mature trees.



A small area of lawn is situated to one side of the house adjoining the utility room, and to the other side of the house a gated pathway leads around to the main rear gardens.

Running across the rear of the house there is a lovely stone laid terrace, beautifully presented with a timber pergola to one side and surrounded by colourful planting, framing the views towards the main gardens, perfect for 'Al Fresco' dining, and well situated to while away the hours on sunnier days.

Laid mainly to lawn, the gardens are most peaceful and private, yielding great colour and interest from the extensively panted borders, including an interesting array of hedging, shrubs, herbaceous borders, and established trees.

Simply stunning, and beautifully mature and well cared for, the gardens themselves are only enhanced by the peaceful and sheltered setting, and in all, extend to approximately 0.36 of an acre.



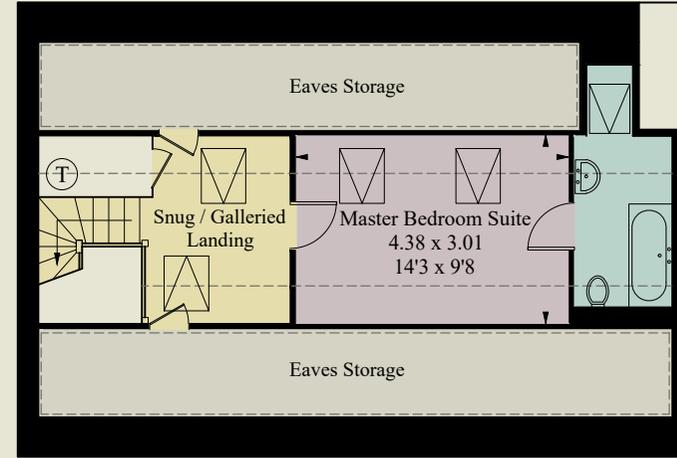
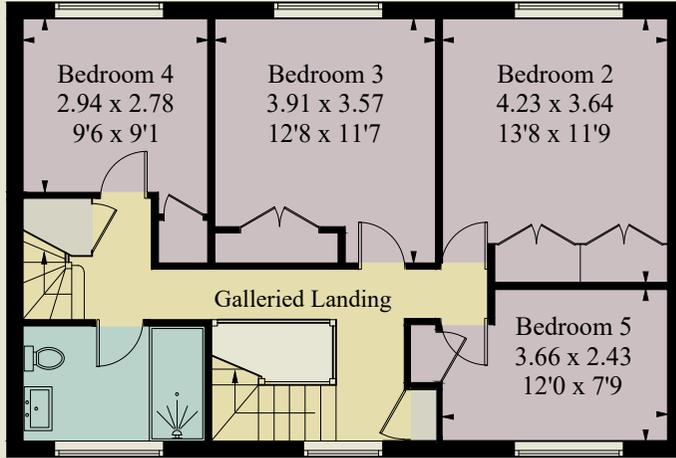


# 38 Lockstile Way, Goring-on-Thames, Oxfordshire, RG8 0AL

Approximate Gross Internal Area = 205 sq m / 2206 sq ft (including Garage)

Limited Use Area = 40 sq m / 430 sq ft

Total = 245 sq m / 2637 sq ft



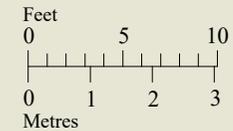
First Floor

Second Floor

- = Limited Use Area
- = Reduced head height below 1.5 m



Ground Floor



CREATESPACE DESIGN ref 198

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



## GENERAL INFORMATION

**Services:** Mains drainage, electricity, gas, and water are connected, with gas fired central heating.

**Energy Performance Rating:** D

**Postcode:** RG8 OAL

**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-on-Thames, proceed up the High Street, turning left at the railway bridge, and then immediately right in Lockstile Way. 38 Lockstile Way will be found at the end of Lockstile Way, peacefully located off 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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