



# 17 MILLERS CLOSE

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)

Enjoying a relaxing ambience and outlook privately nestling in the heart of the 'Conservation Area' within this delightful picturesque Thames-side village, the setting is simply delightful, situated in mature landscaped gardens and grounds overlooking a small private green, yet within but a few minutes walk of the highly revered village primary school, central High Street shops, River Thames, and mainline railway station providing access to London Paddington in under the hour.

Occupying an advantageous wider than average end plot and incorporating Georgian style architectural features, the property has been refurbished offering spacious and well-appointed accommodation of approximately 990 sq ft, yielding 3 bedrooms and 3 reception rooms, with separate garage.

- ♦ Sought after residential area within walking distance of the village centre, mainline railway station and scenic Riverside
  - ♦ Excellent road and rail communications
  - ♦ Award winning Thames-side village
- 
- ♦ Appealing architectural design with Georgian style features
- 
- ♦ Period columned entrance & portico approached by railed steps
  - ♦ Reception Hall
  - ♦ Cloakroom
  - ♦ Sitting Room with fireplace
  - ♦ Dining Room
  - ♦ Kitchen
  - ♦ Conservatory
- 
- ♦ Landing
  - ♦ 3 Bedrooms
  - ♦ Family Shower Room
- 
- ♦ Extending internally to approximately 990 sq ft
- 
- ♦ Mature landscaped gardens
  - ♦ Garage of approximately 118 sq ft
- 
- ♦ In all approximately 1,108 sq ft



## 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

17 Millers Close occupies a commanding yet private and scenic location in the quiet heart of the village, overlooking a small private green. Enjoying a relaxing ambience, the setting is simply delightful, with the property enjoying mature landscaped gardens and grounds, yet within but a few minutes walk of the extensive array of High Street shops, River Thames, and the mainline railway station which provides direct access to London Paddington in well under the hour.

The property has a period style appearance with Georgian architectural features being evident, notably with a columned entrance portico, casement windows and a low parapet brick wall around the roof. Quite charming, this attractive and charming 3 bedroom 3 reception room home benefits greatly from having been part-modernised in more recent years, with the addition of a conservatory off the dining area to the open plan kitchen and dining room.

Careful planning and attention has been provided affording modern open plan living with that of a rather more traditional nature, whilst additionally embracing outside living to the inside, providing for an 'Al Fresco' lifestyle.

Early inspection of this attractive property is highly recommended so as to appreciate its many attractive attributes and delightful private setting, which will be wholly apparent upon viewing.



### OUTSIDE

Quietly situated within this small close, benefitting from a larger than average corner plot, with both side and rear gardens, the property sits elevated with a pretty flower bed running across the front of the house, with steps leading up to the entrance to the property with ornate wrought iron railings flanking the steps and a period columned portico to the front door. A wrought iron pedestrian gate to one side opens through to the garden.

The wrap around gardens have been attractively landscaped with an extensive paved courtyard areas having shaped beds and a bounty of colourful planting of shrubs, trees, and planted borders, providing an attractive backdrop and a perfect 'Al Fresco' dining area. The garage for 17 Millers Close is located just behind the property, extending to approximately 118 sq ft, and having an up and over door.

Delightfully attractive, the gardens should be viewed to be fully appreciated.



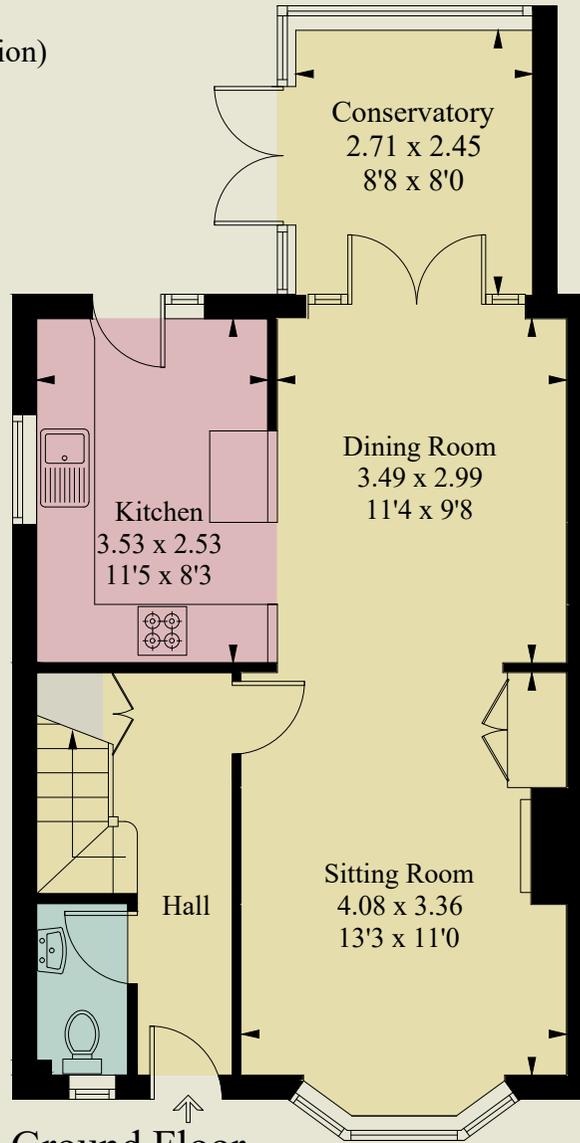
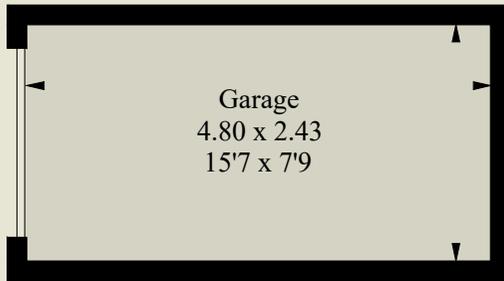
# 17 Millers Close, Goring on Thames, RG8 9BS

Approximate Gross Internal Area = 92 sq m / 990 sq ft (excluding void)

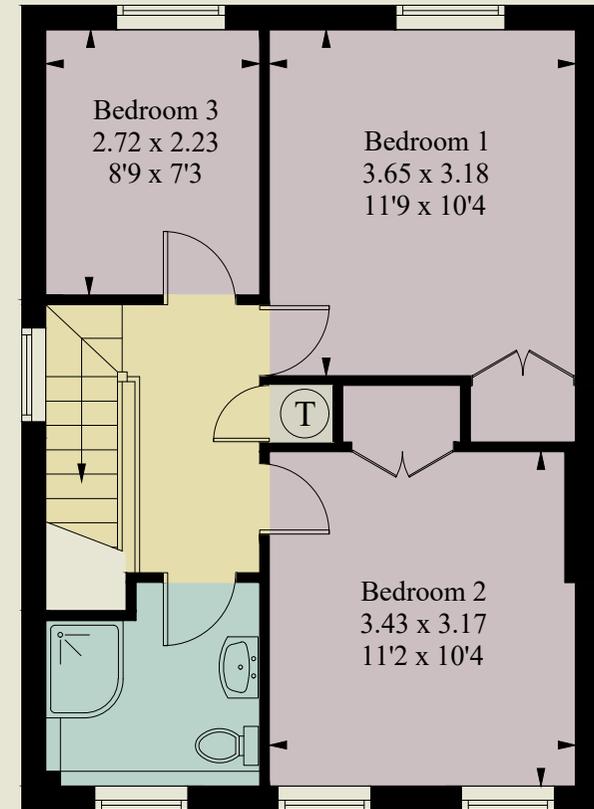
Garage = 11 sq m / 118 sq ft

Total = 103 sq m / 1108 sq ft

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

CREATESPACE DESIGN ref 167

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



## GENERAL INFORMATION

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

**Energy Performance Rating:** D / 68

**Postcode:** RG8 9BS

**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 the High Street where immediately past the shops turn left into Cleeve Road. Continue straight over at the junction with Glebe Ride and the entrance into Millers Close will be found further along on the left hand side. No.17 is part the way along 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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