



# 21 CARIAD COURT

GORING ON THAMES ♦ OXFORDSHIRE

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Goring & Streatley Train Station (London Paddington within the hour) - 0.5 miles ♦ Reading - 11 miles (London Paddington 27 minutes) ♦ M4 (J12) - 11 miles ♦ M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 4.5 miles  
(Distances and times approximate)

Ideally located within a short walking distance of the High Street shops and amenities, scenic riverside and for the mainline railway station providing access to London Paddington in under the hour.

A beautifully presented and spacious two-bedroom ground floor apartment with direct access onto the garden set in four acres of delightful park like communal grounds perched on the River Thames. Renovated to a very high standard with good quality fixtures & fittings and underfloor heating.

## ♦ Stunning Views

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- ♦ Entrance Lobby
  - ♦ Reception Hall
  - ♦ Sitting Room / Dining Room with Doors To Patio
  - ♦ Kitchen
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- ♦ Master Bedroom with En-Suite Shower Room
  - ♦ 2nd Double Bedroom
  - ♦ Bathroom
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- ♦ Renovated to a very high standard with good quality fixtures & fittings
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## ♦ Underfloor Heating

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- ♦ Direct Garden Access
  - ♦ Glorious Communal Riverside Gardens & Grounds of approx. 4 Acres
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- ♦ Spacious Communal Parking Forecourt



## 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 'AONB'. In 2010 Goring was awarded the prestigious "Oxfordshire Village of the Year" and also the coveted "South of England" title. Local amenities include an excellent range of interesting shops, restaurants and riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist, library, and importantly a mainline station providing fast commuter services up to London (Paddington) in well under the hour.

There is also an extensive selection well revered state and private schooling in the surrounding area. The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically Goring traces back to Saxon times.

Cariad Court is an exclusive development of 32 riverside apartments built in approximately 1975, located in an established and much favoured residential part of the village, adjacent to the 'Conservation Area' and within easy reach of the central shops, amenities and station.

Built on the site of an original late Victorian house, the apartments are set in mature, landscaped gardens and grounds which extend down to the river, incorporating terraced lawns and rockeries together with many specimen trees and shrubs. There is a long direct frontage to the river and a private river inlet along which are situated nine 30' moorings, owned exclusively by Cariad Court residents.

## PROPERTY DESCRIPTION

No.21 Cariad Court enjoys delightful views over the gardens and grounds and across the Thames Valley to the wooded National Trust hillsides on the Berkshire side of the river.



The accommodation comprises of a useful Lobby area, inner Reception Hall, large Sitting/Dining Room with patio doors to the garden, a contemporary fitted Kitchen, Master Bedroom with En-Suite Shower Room, second Double Bedroom and second Bathroom. Affording spacious accommodation in a setting both convenient for the village and beautifully picturesque, early viewing is advised.

## OUTSIDE

Cariad Court is located towards the top of Cleeve Road where an impressive, private, splayed entrance drive leads down to a large Communal Parking Area, off which there is access to a separate Underground Parking Area.

The mature 'park-like' gardens and grounds were originally designed and laid out for Cariad House which was a stately home built in the Tudor style for the Earl of Shrewsbury in the late Victorian era. Approximately 4 acres surround the Apartments which occupy a commanding position approximately 100ft above the River enjoying magnificent Westerly views across to water meadows opposite with the National Trust hills and Berkshire Downlands forming a delightful backdrop in the distance.

There are lawned terraces overlooking the River and low stone walled winding walkways with numerous rockeries and shrub borders. Additionally there is a long direct frontage to the River together with a wooded Eyot and a mooring inlet. No.21 has the privilege of direct access onto a patio area.

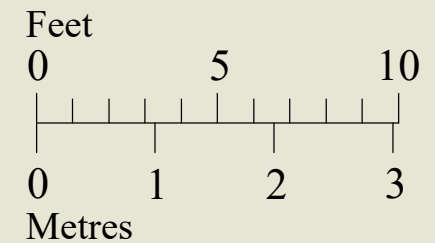
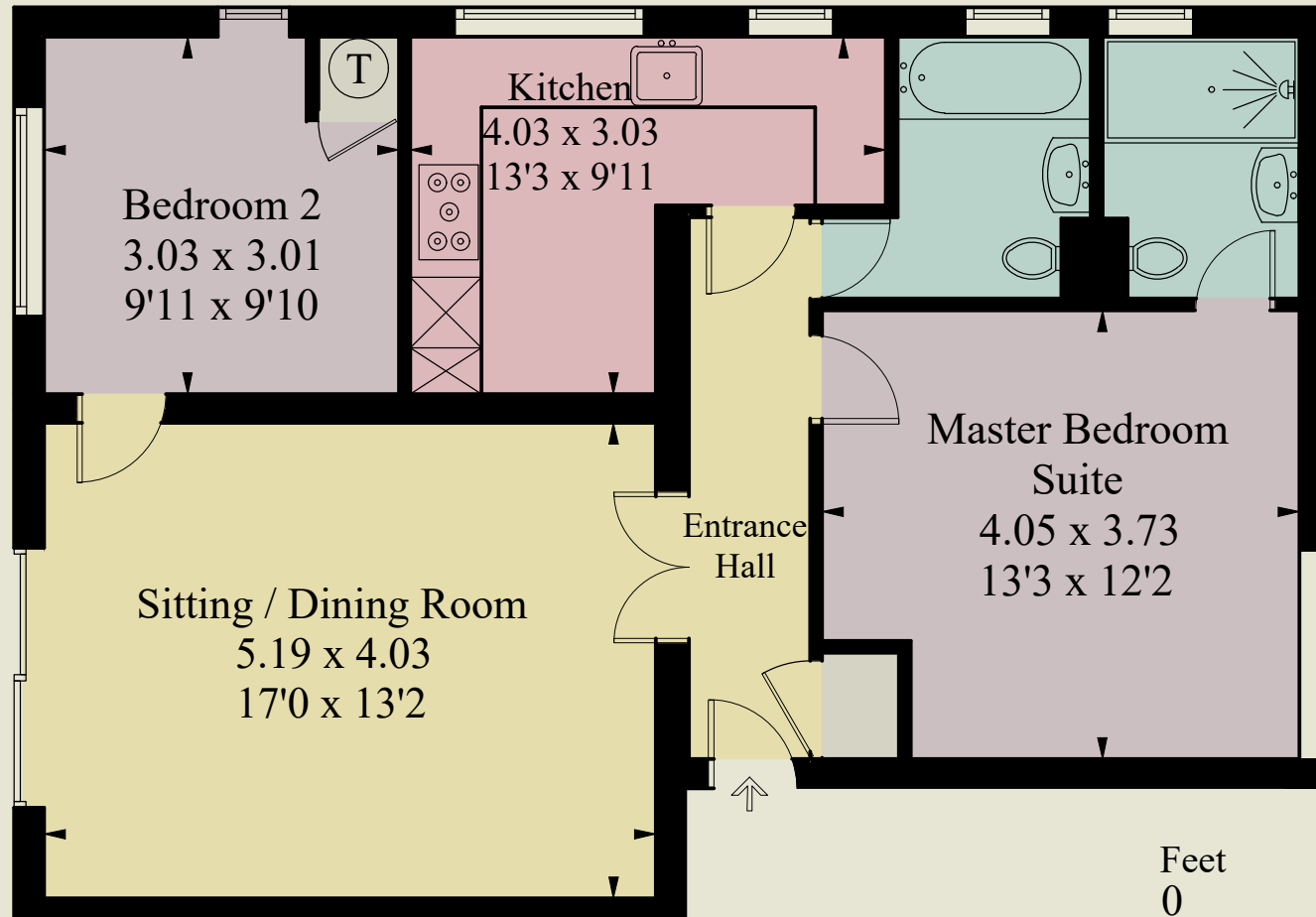
Ownership of the flat includes a share of the Freehold.

The Apartment is Leasehold and has the benefit of a 999 year Lease originating in approximately 2012. The current years' service charge is £2,000 per annum paid half yearly in April and October. The service charge includes buildings insurance, maintenance to the internal communal areas, maintenance to the exterior of the building, maintenance to the grounds, communal lighting, and exterior window cleaning. There is no Ground Rent to pay.



# 21 Cariad Court, Goring-on-Thames, Oxfordshire, RG8 9BT

Approximate Gross Internal Area = 71 sq m / 764 sq ft



CREATESPACE DESIGN ref 363

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





## GENERAL INFORMATION

**Services:** Mains water, electricity and drainage are connected. Heating is all under floor electric heating and domestic hot water from pressurised hot water system. The property has a water softener.

**Council Tax:** E

**Energy Performance Rating:** D / 66

**Postcode:** RG8 9BT

**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 and immediately after the shops turn left into Cleeve Road. Continue straight across at the junction with Glebe Ride and towards the further end of the road, the wide, splayed entrance into Cariad Court will be found off on the left hand side. Number 21 is located towards the bottom of the complex.

## 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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