3 Oriel House, Thames Road
GORING ON THAMES
South Oxfordshire

PRICE GUIDE: £1000pcm

Centrally located in a favoured tree lined road within the “Conservation Area” close to the River Thames, extensive amenities on offer in the village, and mainline railway station providing a direct line to London Paddington in under an hour. An impressive ground floor 2 bed apartment in an imposing Edwardian period village house with spacious character accommodation beautifully presented and benefiting from recent tasteful refurbishment, situated in a mature garden setting with parking and garaging.

VIEWING: Strictly by appointment with the agent as above
Location

Situated between Reading and Oxford on the borders of Oxfordshire and Berkshire lies the picturesque village of **Goring on Thames**, nestling on the bank of the river opposite the village of Streatley in the ‘Goring Gap’, an historic crossing point of the Thames by the ancient Ridgeway Path where the Chiltern Hills and the Berkshire Downlands meet. The surrounding countryside is designated an area of ‘Outstanding Natural Beauty’ and the centres of both Goring and Streatley are now ‘Conservation Areas’, thus preserving the many notable period properties, some of which date back to the 15th and 16th centuries.

Goring offers a good range of amenities, including shops, banks, library, modern health centre, dentist, several traditional inns and restaurants, hotel, churches of several denominations and an excellent primary school with a wide range of private and state schools in the local area. Importantly the village boasts a mainline railway station which provides excellent commuter services up to London (Paddington) in well under the hour. There are also good road communications to the surrounding towns and both the M4 and M40 motorway networks.

**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 across to Goring is The Swan, a luxury, four-star, riverside hotel renowned for its fine cuisine and leisure facilities.

The Property

Oriel House is a distinctive Edwardian village house of appealing appearance with typical architectural features of the period including red brick and part pebble dashed elevations with exposed timbering, deep roof eaves and an interesting pitched and gabled clay tile roof together with tall chimneys.

Converted in the late 1940s into 4 apartments of differing size and arrangement together with a separate self contained private house comprising the southern end, the house provides numerous examples of the fine building crafts and high quality of materials used during this highly regarded Edwardian architectural era notably with heavy solid wooden panelled doors with original brass furniture and finger plates, carved skirtings and architraves, high ceilings, leaded windows, decorative ceiling cornicing, cast fireplaces and period joinery.

Another advantage is that the apartment has its own garage and ample on site parking. Additionally the mature and well kept gardens provide an attractive and secluded backcloth to the property.

The property occupies an extremely convenient location tucked away just off the main village street in Thames Road within a few minutes walk of both the extensive amenities within the village and the river Thames and adjoining countryside.
Services

All main services are connected.
Central heating and domestic hot water.

South Oxfordshire District Council, Crowmarsh, Wallingford, Oxon, OX10 8HQ
Tel: 01491 823000

Directions

From our offices in the centre of Goring turn left and proceed down the High Street passing the Miller of Mansfield then turn right into Thames Road directly opposite the Village Hall. Oriel House is the second property along on the left hand side, the four apartments are located in the further part of the building.
N.B. 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.