



# 5 SPENCER CLOSE

GORING-ON-THAMES ♦ OXFORDSHIRE

*Elegant Homes*  
FINE LIVING TODAY

**Warmingham**

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GORING-ON-THAMES ♦ OXFORDSHIRE

Goring on Thames 1 mile (London Paddington within the hour)  
Reading 11 miles ( London, Paddington 27 minutes) ♦ M4 (J 12 )  
11 miles ♦ M40 (J6) 14 miles ♦ Henley on Thames - 12 miles  
Oxford 19 miles ♦ Wallingford 4.5 miles (Distances and times approximate)

A BRAND NEW ARCHITECT DESIGNED DETACHED FAMILY HOUSE BUILT TO AN EXCEPTIONALLY HIGH SPECIFICATION AFFORDING GENEROUS WELL PROPORTIONED 4/5 BEDROOM ACCOMMODATION OF APPROXIMATELY 2,224 SQ FT OVERLOOKING PRIVATE ATTRACTIVELY LANDSCAPED GROUNDS, BEING QUIETLY TUCKED AWAY ON THE EDGE OF THIS QUINTESSENTIAL THAMES-SIDE VILLAGE ADJACENT TO OPEN COUNTRYSIDE.

- ♦ Covered Entrance Porch
  - ♦ Galleried Reception Hall with Coat Cupboard
  - ♦ Shower Room
  - ♦ Sitting Room with Feature Fireplace
  - ♦ Kitchen/Breakfast Room
  - ♦ Utility Room
  - ♦ Family/Dining Room
  - ♦ Study/Bedroom 5
- 
- ♦ Master Bedroom with En Suite Shower Room
  - ♦ 3 Further Bedrooms
  - ♦ Family Bathroom
- 
- ♦ Integral Garage
- 
- ♦ Pavior Forecourt providing ample space for parking and turning.
  - ♦ Landscaped mature planted grounds to the front and rear with spacious lawned rear garden leading off wide laid patio.



## 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, a bank, 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 reveredstate 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.

Spencer Close is a new development of five architect designed homes located off Summerfield Rise being quietly tucked away on the edge of this quintessential Thames-Side village adjacent to open countryside.



## 5 SPENCER CLOSE

5 Spencer Close is a brand new architect designed detached family house built to an exceptionally high specification affording generous well proportioned 4/5 bedroom accommodation of approximately 2,224 sq ft.

The house is traditionally constructed in a "Cottage" style with traditional brick elevations being attractively complimented by a timber and render inset gable to the front protruding bay and with light bearing dormer windows to the rear of the property that afford a delightful aspect over the mature landscaped grounds.

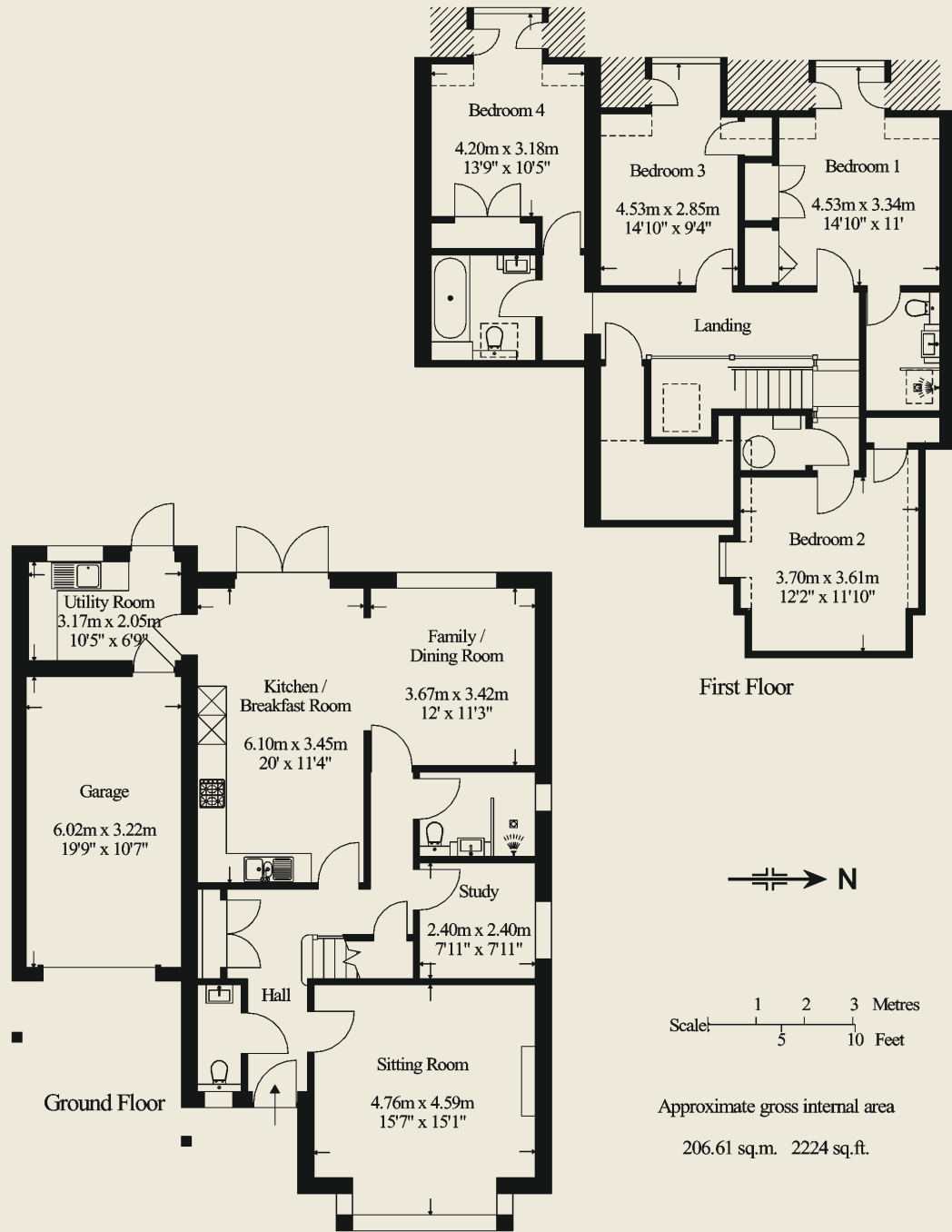
Internally the arrangement of the accommodation is particularly impressive with a spacious galleried hall and staircase off which emanates all the main rooms. The spacious and well apportioned accommodation affords a flexible arrangement, notably the layout of the generously sized open plan Kitchen / Breakfast Room and opening through to the Family / Dining Room could easily be altered to provide either a separate Family / Dining Room, or being located adjacent to Shower room, a further ground floor bedroom.

The appointment throughout is of a high standard which will be apparent upon viewing.

## FEATURES INCLUDE

- ◆ Light and Airy with a an impressive Galleried Reception Hall.
- ◆ Gas fired central heating with complimentary efficient features throughout.
- ◆ Traditional solid 'Oak' 'Shaker' style fitted Kitchen having extensive integrated appliances and under-lighting to wall mounted units.
- ◆ Stylish sanitary ware including luxury showers and bath with 'Dura-Blue Sandstone' surrounds to fitted vanity units.
- ◆ Engineered 'Oak' Flooring to Galleried Reception Hall, Kitchen / Breakfast Room, and Family / Dining Room.
- ◆ Feature Gas Fireplace in Sitting Room
- ◆ Automatic Garage Door
- ◆ Attractive Landscaped grounds with mature planting.
- ◆ Intruder Alarm System with complimentary lighting to external pedestrian areas, security locks, and smoke alarms.
- ◆ Full 'Premier Guarantee' 10 year build warranty.
- ◆ A most impressive new home in every way, which we are delighted to offer for sale.







## GARDENS

Set in attractive professionally landscaped grounds benefitting from existing mature trees and planting the property is initially approached over an extensive pavior forecourt affording both ample parking and turning space.

A private gated pedestrian pathway leads along one side of the property to the rear laid patio which opens up onto an extensive lawned garden with mature planted hedging along one side and timber fencing to all boundaries.

The rear garden is both private and quiet and affords the perfect opportunity for 'Alfresco Dining' enjoying a westerly aspect to the rear.

There is exterior wall lighting to both the front and rear of the property and also an external power socket and cold water tap.

## GENERAL SERVICES

**Services:** Mains electricity, water and drainage are connected to the property. Central heating and Hot Water from 'Mains' gas fired condensing boiler. Secondary Hot Water supplied from pressurised hot water cylinder.

**Council Tax:** TBC

**Postcode:** RG8 0DS

**Local Authority:** South Oxfordshire District Council.  
Telephone: 01491 823000

## DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street where at the railway junction bear left on to the Wallingford Road. Continue along for approximately 1¼ of a mile and reaching a cross roads, turn left into Elvendon Road. Proceed for a further few hundred yards, taking the 2nd left into Summerfield Rise. Spencer Close will be found to the top of Summerfield Rise off on the right hand side.



## VIEWING

Strictly by appointment through Warmingham Estate Agents & Valuers.

## 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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