




Restharrow Cottage

20 Springhill Road, Goring

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

An attractive, modern and extended, four bedroom home with private driveway and south facing garden

A period four bedroom, three bathroom family home offering flexible and practical modern-day living with quality fixtures, wooden flooring downstairs, a south facing garden and gated driveway. Situated in a desirable and convenient location near a London bound station, a number of schools and village amenities.



2 RECEPTION ROOMS



3/4 BEDROOMS



3 BATHROOMS



PRIVATE PARKING



SOUTH FACING



FREEHOLD



EDGE-OF-VILLAGE LOCATION



1,815 SQ FT



**GUIDE PRICE
£895,000**



The property

Restharrow Cottage is a well-presented, period semi-detached home, which has been extended to provide over 1700 sq ft of accommodation with a gated driveway, on a quiet residential street and close proximity to a London bound station, the River Thames and a popular high street.

An entrance hallway leads into a spacious main living room measuring 400 sq ft containing a log-burning stove and historic front door with a porch leading out to the garden. Adjoining this is a generous open plan, modern kitchen and dining area with a kitchen island, integrated appliances and double doors onto the garden, creating a light and airy feel throughout. Off the kitchen is access to what is technically a fourth bedroom, served by a shower en-suite, but with flexibility to serve as either a study, as with the current owners, or even a playroom or television snug. Finally there is a very practical utility room by the front door.

Upstairs there are three double bedrooms, of which two are served by a family bathroom containing a bathtub with overhead shower. The very comfortable principal bedroom measuring some 175 sq ft has the benefit of a front and rear aspect as well as an en-suite newly installed bathroom. From the wide landing there is access to ample loft storage with a pull-down ladder.

Outside

The pretty, south facing rear garden has a raised, paved terrace across the entire rear of the house with a step down to a lawn and well-planted beds with mature borders. The house enjoys a degree of privacy being set back from the street with hedging, a wooden gate and a shingle driveway for off-street parking and the potential for electric vehicle charging.



Location

Springhill Road is a sought-after, peaceful, residential Goring address with the significant advantage of being close to the London bound station, the River Thames, numerous walks taking in the famous Goring Gap landscape and importantly a very well-regarded and attractive, village high street that includes numerous independent shops, a café and pubs, some located on the river itself. The property is within easy reach of the local primary school and the train station. The station has links to London Paddington within the hour and is also where a number of local schools run their transport services from. In addition to well-regarded local schools there is an abundance of private schools nearby, including The Oratory, Pangbourne College, Cranford, St. Andrews, Moulsoford and Bradfield College. The Goring Gap occupies a uniquely beautiful spot between the Thames Valley and the Chilterns. The M4 (junction 12) is about 9 miles away and provides direct access to London, its airports and the motorway network.

Distances

- Goring 0.7 mile
- Streatley 1.3 miles
- Woodcote 2.9 miles
- Pangbourne 5.3 miles
- Reading 11.5 miles
- Henley-on-Thames 13.4 miles
- Oxford 18.3 miles
- Central London 52.4 miles

Nearby Stations

- Goring & Streatley

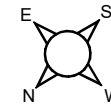
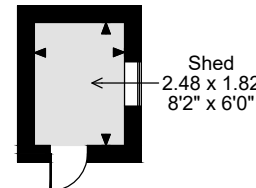
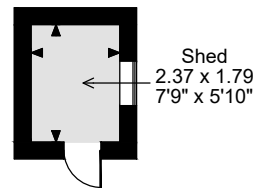
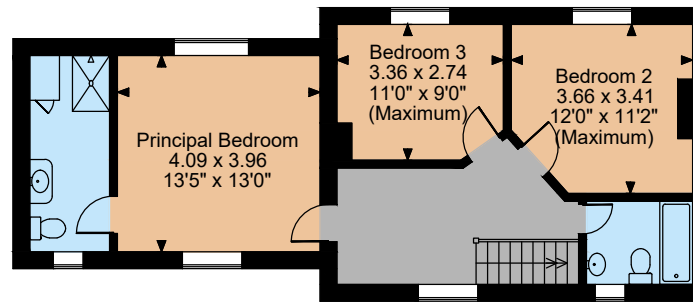
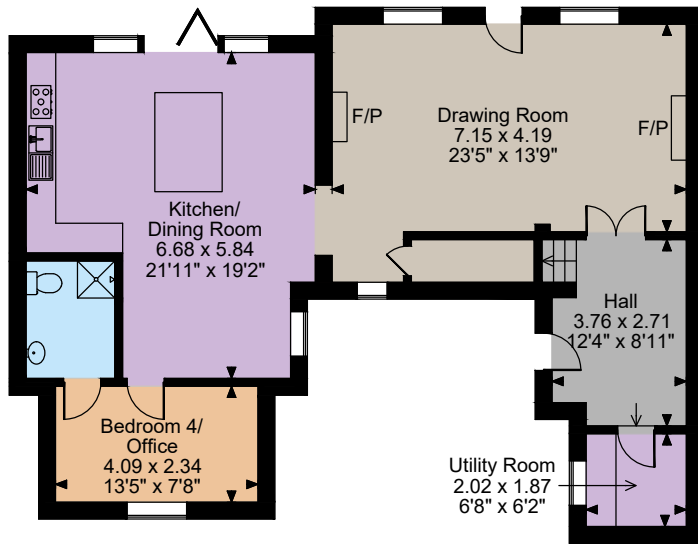
Key Locations

- Goring & Streatley Bridge
- Thames Path National Trail
- Goring Lock
- St. Thomas of Canterbury Church
- Goring & Streatley Golf Club
- Basildon Park
- Beale Park
- Wallingford Castle Ruins
- The Living Rainforest
- Reading Museum

Nearby Schools

- Cranford
- Moulsoford Prep
- The Oratory
- Pangbourne College





Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Restharrow Cottage, Springhill Road, Goring
Main House internal area 1,720 sq ft (160 sq m)
Sheds internal area 95 sq ft (9 sq m)
Total internal area 1,815 sq ft (169 sq m)
For identification purposes only.

Directions

RG8 ODA

What3Words: ///hobby.releasing.sorters - brings you to the property's driveway.

General

Local Authority: South Oxfordshire District Council,
+44 (0)1491 823000

Services: Mains gas, electricity, water and drainage.
Centrally heated.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band E

EPC Rating: C

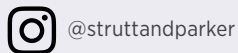
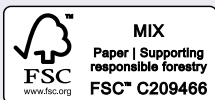
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Pangbourne

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