



ENDEAVOUR, GOFFS HILL, CRAYS POND, OXFORDSHIRE,
RG8 7QD



- Detached chalet bungalow
- Three bedrooms, two ground floor
- Rear garden measuring approx. 100 ft
- Double garage with inspection pit
- Potential to extend (subject to planning)
- No onward chain

Asking Price £600,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



PROPERTY DESCRIPTION

A 1930s detached chalet style bungalow situated on a generous plot with a rear garden in excess of 100 ft in length. The property offers potential to extend, with planning permission previously granted (now lapsed). The property benefits from a generous westerly facing rear garden, with a detached double garage and outbuildings including a large shed and studio. Available with no onward chain, the accommodation includes: entrance hall, lounge/diner, kitchen, two ground floor bedrooms and bathroom and first floor bedroom with shower room and study area. EPC Rating D.



LOCAL INFORMATION

Crays Pond is a small semi rural Oxfordshire hamlet within an Area of Outstanding Natural Beauty providing miles of walking and riding within the surrounding Chiltern countryside and boating on the River Thames. Local shops and amenities can be found in nearby Goring-on-Thames (2 miles) and Pangbourne (3 miles), both having mainline stations to London Waterloo, Paddington (29 minutes from Reading) with the Elizabeth Line now allowing direct access to the City, Canary Wharf, the West End and Heathrow from Reading. The M4 Motorway at Theale (J12 ' 7 miles) is within easy reach as is the A4074 to Oxford City (approx. 20 miles). There are a number of state village schools in nearby Woodcote, Whitchurch and Goring, as well as independent schools including Pangbourne and Bradfield Colleges, The Oratory, Cranford House and Moulshford Preparatory School. A bus stops at the end of the private lane for Henley College and Langtree Secondary School.



ACCOMMODATION

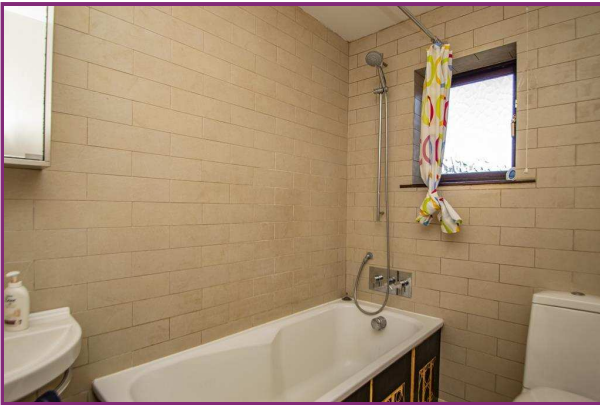
A brick archway leads to a covered porch and part glazed front door opening to the entrance hall. The lounge/diner is a front aspect open plan room with a walk in bay window, feature stained glass and oak flooring. The kitchen is fitted with a matching range of units with integral double ovens and induction hob and space for additional appliances, and a door to the rear. There are two double bedrooms to the ground floor, one with a walk in bay window and one overlooking the rear with built in wardrobes. The family bathroom is fitted with a bath with shower over. To the first floor is an open study space and a further bedroom and shower room, with an outlook over the Oratory Prep school fields.

OUTSIDE SPACE

A gravelled drive provides off street parking at the front and the side with a five bar timber gate leading to the double garage.

The rear garden has a westerly orientation, with raised veg beds adjacent. A level lawned garden continues behind the garage, measuring in excess of 100 feet in length. With a greenhouse, large timber shed and garden studio with light and power.

The brick built detached double garage has an electric door, light, power, inspection pit and pedestrian door to the side.





LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band E. Gas fired central heating, all mains services. Fibre broadband FTTP is now available in the area.

Planning permission was previously granted (now lapsed) for a single storey rear extension to incorporate the existing double garage into habitable accommodation, and build a new single garage at the side. The full plans can be accessed using reference P10/E0612 on the SODC planning register.





CONVEYANCING

We work with DT Conveyancing to help you buy your property with confidence. Your dedicated conveyancer will keep you informed at every stage from start to finish. Making your move a stress-free and straightforward as possible.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate Limited is an Introducer Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Limited which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

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LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

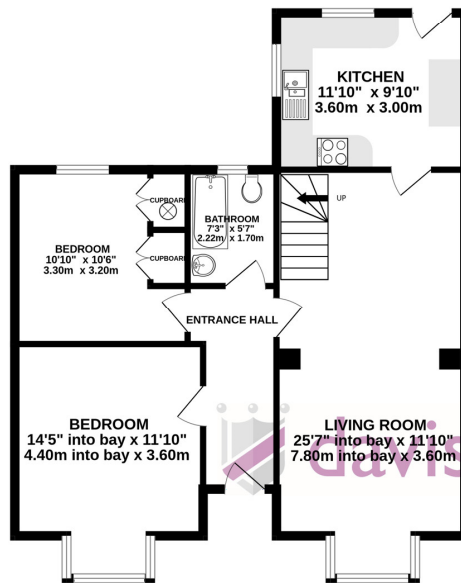
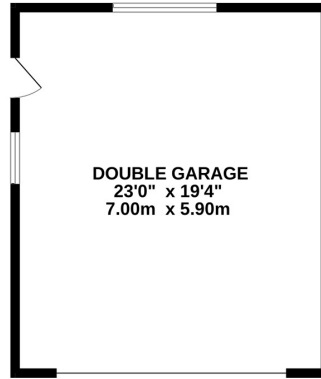
BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

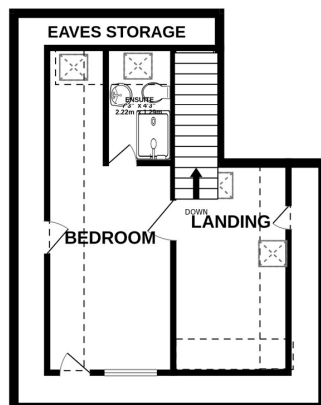
REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

GROUND FLOOR
1221 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 1640 sq.ft. (152.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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