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6 ELMCROFT, GORING ON THAMES, RG8 9EU



- Three Double Bedrooms, Two Bathrooms
- Garage and Drive Through Carport
- Popular Cul-De-Sac Position
- Good Size Mature East Facing Garden
- Plot of Approx. 0.23 acres
- Central Village location

Asking Price £850,000 (Freehold)

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



[davistate.com](https://www.davistate.com)

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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PROPERTY DESCRIPTION

This detached home situated within a cul-de-sac location, less than half a mile of the village centre. The property has previously been extended and now offers three double bedrooms and two bathrooms. The house sits on a mature plot of approximately 0.23 acres. EPC Rating D

LOCAL INFORMATION

Goring is a sought after village conveniently located for commuting to London (56 minutes) and Reading (15 minutes) by train from Goring (mainline) station. Reading Station has a fast service to London, Paddington (from 29 mins) with the Elizabeth Line now allowing direct access to the City, Canary Wharf, the West End and Heathrow. Goring has a good selection of local shops including an award winning grocer, butcher, several convenience shops including Tesco, as well as a doctor's surgery, dentist, chemist and vets. There is a thriving local community with a wide range of clubs, societies and special interest groups – latest news and events are on the village website at visitgoringandtreatley.co.uk

ACCOMMODATION

A pitched covered porch leads to the front door, which opens into an enclosed lobby, with a WC. Another door leads into the sitting room with a large picture window overlooking the front garden. There is also an understairs storage cupboard and a door to the garden. The sitting room has dual doors leading into the dining room. This space is a fantastic open plan space, usable as both dining room and family room. There are sliding doors from the family room onto the garden. An archway opens to the kitchen, fitted with a matching range of units with integral appliances including dishwasher, larder fridge, double ovens and induction hob, with large windows overlooking the garden.



A staircase from the sitting room leads to the first floor landing with a walk in storage room. The main bedroom is a fantastic size, rear aspect with large windows overlooking the garden, a full range of built-in wardrobes and an en-suite shower room with double sinks and a velux window. There are two further front aspect bedrooms, both doubles in size and one housing the airing cupboard. A family bathroom completes the accommodation.

OUTSIDE SPACE

A gravelled drive provides ample parking at the front leading to the garage. The gardens are open plan and lawned at the front with two mature flowering chestnut trees and a juvenile hedge. Access at both sides leads to the rear.

The rear garden has an easterly aspect, with a flagstone patio at the side opening to a garden laid to lawn with attractively planted beds dotted around the garden. A mature lime tree sits at the rear, with two timber sheds. The garden is enclosed by timber fencing.

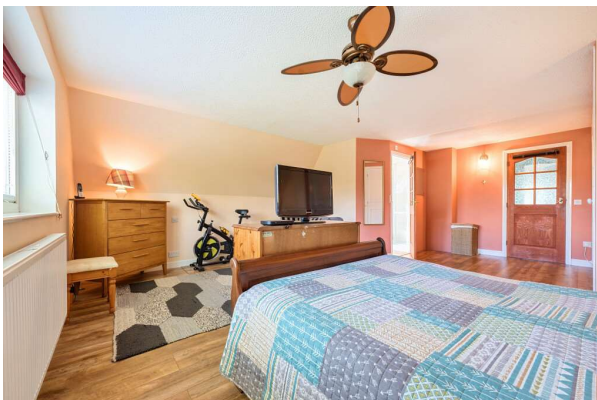
There is also a brick built single garage with an up and over door. light and power and a pedestrian door to the side. Next to the garage is a covered carport, with gates that can be opened to provide vehicular access to the rear garden, suitable for storage of a boat or similar if required.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band F. Gas fired central heating, all mains services. Intruder alarm.

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CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

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

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. Other important information which you need to know about this property can be found at davistate.com

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.

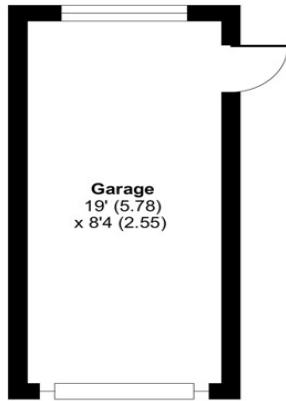
Approximate Area = 1338 sq ft / 124.3 sq m (excludes store)

Limited Use Area(s) = 147 sq ft / 13.6 sq m

Garage = 159 sq ft / 14.7 sq m

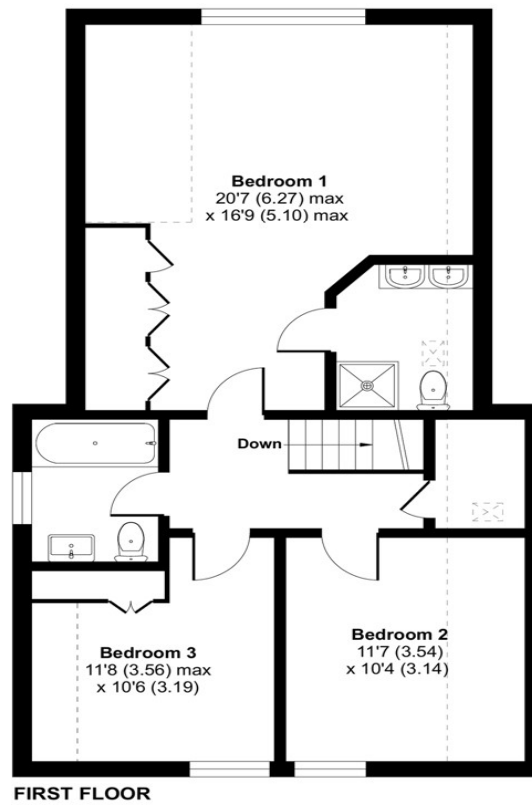
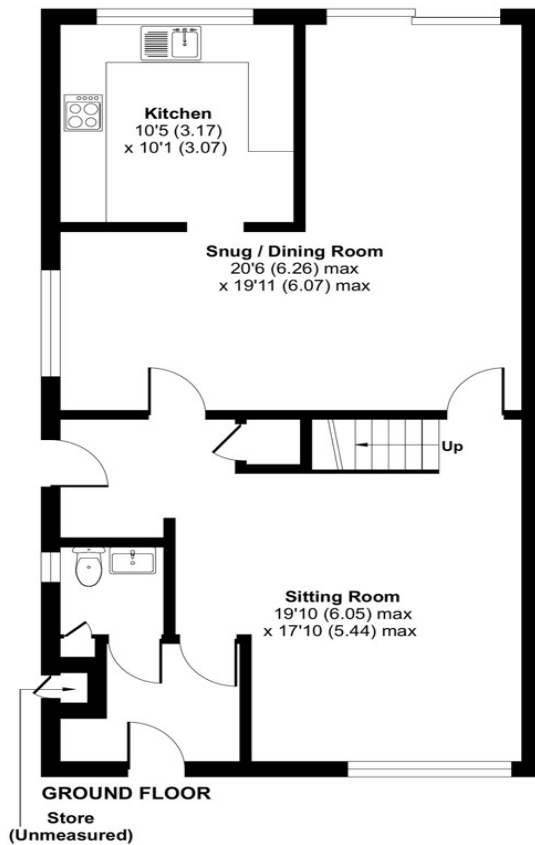
Total = 1644 sq ft / 152.6 sq m

For identification only - Not to scale



Denotes restricted
head height

GARAGE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Davis Tate. REF: 1115298