

**21 CLEVEMEDE, GORING ON THAMES, OXFORDSHIRE, RG8
9BU**

- Four bedroom town house
- Flexible accommodation arranged over three floors
- Central Village Location
- Garage and driveway parking
- EPC Rating D
- Unfurnished, available May

£2,750 per month + permitted payments *

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



davistate.com

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

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PROPERTY DESCRIPTION

An extended townhouse style property located a short walk away from the village centre. The property has flexible accommodation arranged over three floors. *Please note internal photographs are from the previous tenancy*. EPC Rating D. This home is unfurnished and available in May.

LOCAL INFORMATION

Goring is a sought after village conveniently located for commuting to London (56 minutes) and Reading (15 minutes) by train from Goring station. Reading Station has a fast service to London, Paddington (from 29 mins) with Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow from 2022. The spectacular scenery in and around the Goring Gap is the setting for such classic books as *Wind in the Willows*, *Watership Down* and *Three Men in a Boat*. Views of Goring Lock, the weirs and the rural landscape, especially as seen from the bridge, are some of the most photographed and painted scenes in England. 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 dentist's and chemist. 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

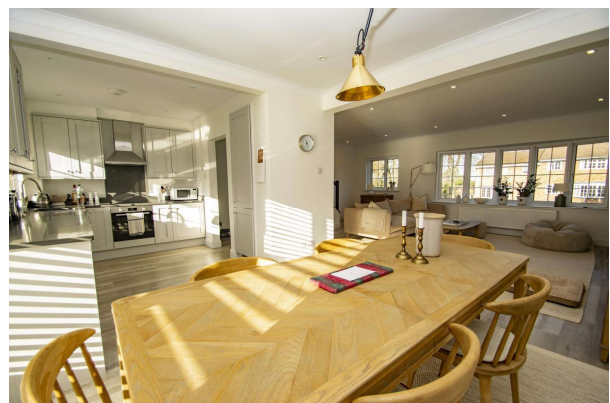
A covered porch and front door leads into the entrance hall, with staircase to the first floor, integral door to the double garage, and a large ground floor room, ideally used as a guest bedroom or study, with a shower room and bi-folding doors to the rear patio. A staircase leads to the first floor living space. This fantastic open plan space has a bay window overlooking the front, and a modern kitchen with integral appliances including fridge/freezer, dishwasher, induction hob and oven. To the first floor there are three bedrooms and a family bathroom with both bath and separate shower.

OUTSIDE SPACE

To the front is a paved driveway providing off street parking leading to the double garage which has an electric roller door. The rear garden faces South and has a flagstone patio seating area opening onto a level lawned garden, fully enclosed by timber fencing.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council - Council Tax Band F. Gas fired central heating, all mains services.



IMPORTANT NOTICE

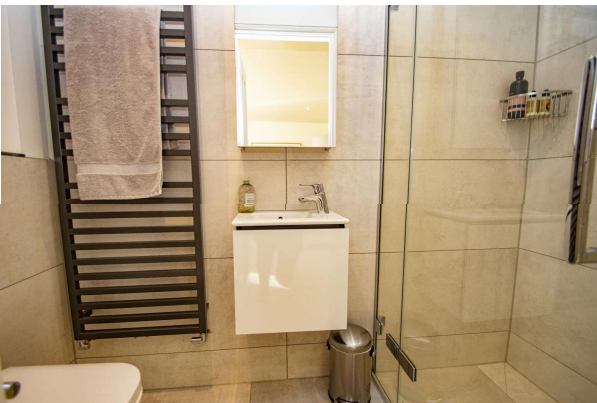
* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

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

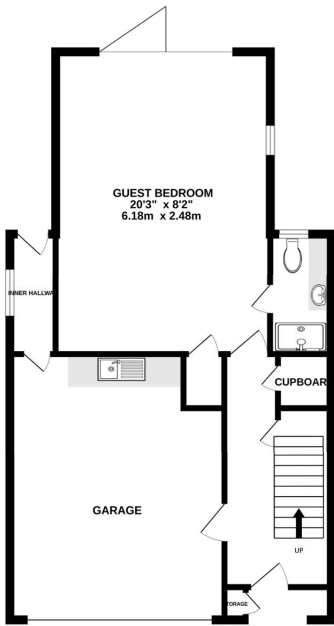
REFERRAL FEES

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.

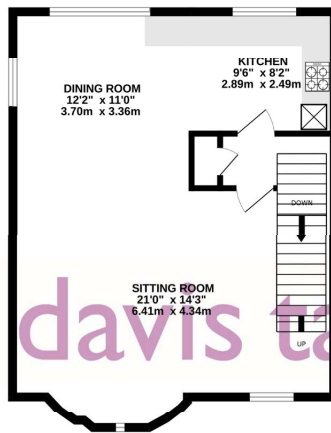




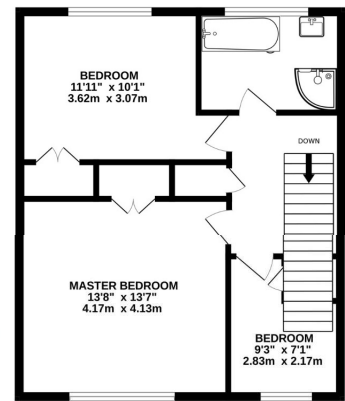
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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