



# A stylish barn conversion set in stunning Oxfordshire countryside close to Goring on Thames

**Park Farm Barn, Reading Road, Goring, Reading, RG8**

£2,450 pcm plus fees apply, Unfurnished  
Available from 08.02.2020





Barn conversion • 3 bedrooms • Garden • Double garage •  
Rural location • Close to Goring

### Local Information

Set in the rolling Oxfordshire hills, close to the thriving villages of Goring and Streatley, the new barn conversion is close to beautiful woodland walks, just a short drive from the River Thames and within easy reach of Oxford, Reading, Henley-on-Thames and the M4 and M40 plus excellent rail links to London

### About this property

A well presented and stylish refurbishment of a charming barn.

The entrance hall leads to an open plan kitchen and dining area with plenty of room for living and dining space, leading out to the garden. The living room is an good size and also looks on to the garden with double doors. There is a separate dining room or study and a cloakroom.

Upstairs are two double bedrooms, both with en suite shower room and built in wardrobes. The master bedroom boasts spectacular views across the countryside. There is a third double bedroom and a family bathroom.

Externally is a turfed garden, a garage and off street parking.

The property is spacious and light throughout with air source pump central heating. At the forefront of domestic renewable energy, an

ASHP works essentially like a fridge in reverse – using a heat exchanger to warm cool air pumped from outside. This then provides a source of heat for hot water and under floor heating in the same way as a conventional boiler would. The system is further enhanced by glazing and insulation designed to the most up to date efficiency standards.

### Furnishing

Unfurnished

### Local Authority

South Oxfordshire District Council

### Energy Performance

EPC Rating = C

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Henley Lettings Office.  
Telephone: +44 (0) 1491 843 002.







Park Farm Barn, Reading Road, Goring, Reading, RG8  
Gross Internal Area 1926 sq ft, 179 m<sup>2</sup>

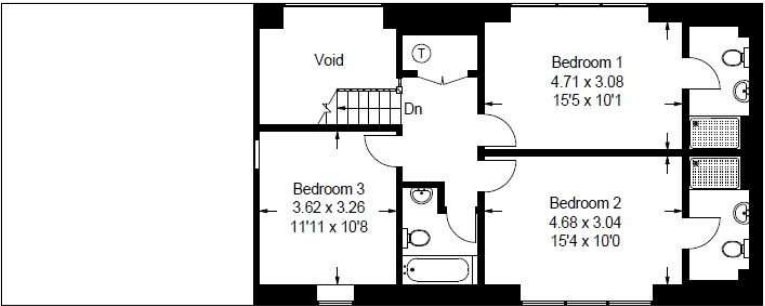
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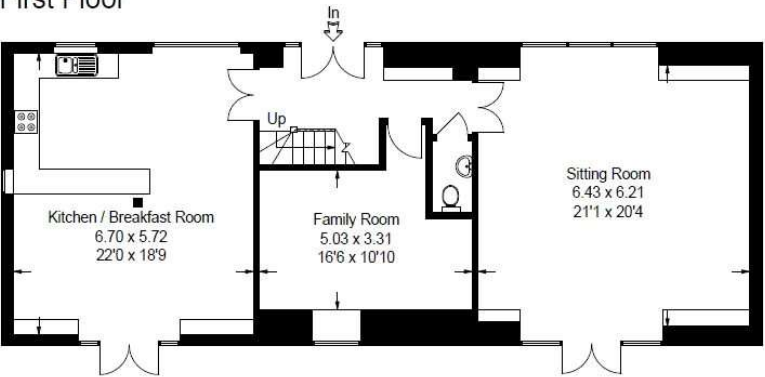
## Unit 1, Park Farm Barns, Goring, Oxfordshire

Gross internal area ( approx ) :-  
Unit 1 :- 179 sq m / 1926 sq ft (excluding void)  
Garages :- 28 sq m / 301 sq ft

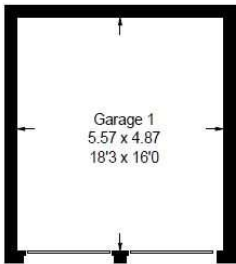
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First Floor

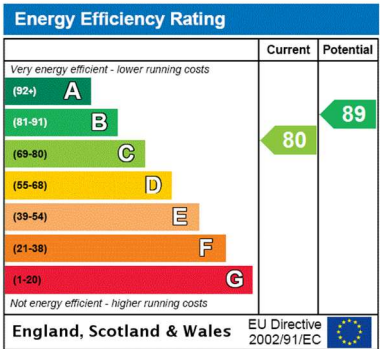


Ground Floor



Garage

( Not Shown in Actual Location/Orientation )



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\*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191128ANGC



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