



ICKNIELD LODGE

ICKNIELD ROAD ♦ GORING-ON-THAMES ♦ OXFORDSHIRE





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Goring & Streatley Station (London Paddington within the hour) - 10 mins walk
♦ Reading (London, Paddington 27 minutes) - 10 miles ♦ M4 (J12) - 10 miles ♦
M40 (J6) - 14 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 7 miles
(Distances and times approximate)

Privately situated in delightful professionally landscaped electrically gated gardens & grounds of approximately 0.85 of an acre backing on to farmland, this stylish newly built residence is idyllically situated in a tree lined setting within this desirable riverside village, being just a short walk to The River Thames, high street shops, primary school, mainline railway station providing direct access to London within the hour, and yet also conveniently placed for Oxford, Reading, and the M4 & M40.

Icknield Lodge is a stunning architect designed home of approximately 3,939 sq ft, with additional detached garage and car port, built to an exacting standard with striking elevations of particular architectural note, which reach for the now, whilst also being indicative of the historic local architectural vernacular. Affording stylish and high-quality fixtures and fittings throughout, with a most impressive internal design, both an open plan and traditional layout are enjoyed, including 5 / 6 bedrooms, 3 being suites, 1 with a fitted dressing room, 4 bathrooms, and 5 / 6 reception rooms, with part-vaulted ceilings, a galleried reception hall and landing, and a charming fireplace to the drawing room with log burner being encompassed, providing for an exquisite family home in a most charming and convenient location, with early viewing being highly recommended.

- ♦ An Exquisite Newly Built Family Home Of Impressive Architectural Design With 10 Year New Home Building Warranty
 - ♦ Delightful Tre Lined Village Location Within Walking Distance Of Extensive Amenities, Primary School, Mainline Railway Station To London Paddington & Scenic Riverside
 - ♦ Electrically Operated Wrought Iron Gated Access With Spacious Driveway & Wrap Around Front Gardens
 - ♦ Covered 'Veranda' Style Entrance Porch
 - ♦ Galleried Reception Hall
 - ♦ Cloakroom
 - ♦ Cloaks Cupboard
 - ♦ Kitchen / Dining Room & Family Room & Integrated Speaker System
 - ♦ Utility Room
 - ♦ Drawing Room With Fireplace & Log Burner & Integrated Speaker System
 - ♦ Sitting Room
 - ♦ Study
- ♦ Galleried Landing To 1st Floor
 - ♦ Walk-In Airing Cupboard
 - ♦ Master Bedroom Suite With Fitted Dressing Room & En-Suite Bathroom & Juliet Balcony & Integrated Speaker System
 - ♦ Bedroom Suite With En-Suite Shower Room
 - ♦ 2 Further Bedrooms
 - ♦ Family Bathroom
 - ♦ Galleried Landing To 2nd Floor
 - ♦ Bedroom Suite With En-Suite Bathroom
 - ♦ Grand Studio Room / 6th Bedroom
 - ♦ Extending Internally To Approximately 3,939 Sq Ft
 - ♦ Detached Garage & Car Port With Electrically Operated Door
 - ♦ Professionally Landscaped Electrically Gated Gardens & Grounds Of Approximately 0.85 Of An Acre Backing Onto Farmland



SITUATION

Goring-on-Thames lies serenely in the beautiful Thames Valley set between the Chiltern Hills in Oxfordshire and the Berkshire Downlands opposite above the village of Streatley, the area known geographically as the 'Goring Gap' and designated an 'Area of Outstanding Natural Beauty'. In 2010 Goring was awarded the prestigious 'Oxfordshire Village of the Year' and also the coveted 'South of England' title. Local amenities include a super primary school, an excellent range of interesting shops and restaurants, together with a riverside café, boutique hotel, two olde worlde inns, health centre, veterinary practice, dentist and library. Importantly, a mainline railway station provides fast commuter services to London (Paddington) in well under the hour. The central village 'Conservation Area' has a wealth of architecturally interesting properties, many listed and dating from around the 16th Century. Historically, Goring-on-Thames traces back to Saxon times.

In addition to having well revered and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School,

Moulsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Streatley-on-Thames, on the Berkshire side of the river, is another picturesque village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the Swan at Streatley, a luxury 4 star riverside hotel with adjoining Coppa Club and leisure and fitness facilities.

Icknield Road lies on the elevated North Eastern fringe of the village eventually climbing up onto the surrounding Chilterns countryside.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence in 2021, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.







PROPERTY DESCRIPTION

Situated in a peaceful and idyllic location within this popular Thames-side village, Icknield Lodge, is a simply striking newly built residence with a wholly relaxing yet engaging ambience backing onto farmland, showcasing proudly the architectural attributes of the property, both internally and externally. Built to an exceptionally high standard, predominantly of traditional design with appealing brick and stone elevations, a more striking contemporary note is also evident, most impressive and complimentary. Affording particularly generous accommodation of approximately 3,939 sq ft internally, plus a detached garage and car port, an inspired layout can be found, with open plan contemporary living combined impressively with that of a rather more traditional air.

To the ground floor, opening through from the 'veranda' style covered porch, all principle reception rooms lead off a large central galleried reception hall with cloaks cupboard, including the drawing room with fireplace & log burner and bi-fold doors, sitting room, study, cloakroom, and the kitchen / dining room &

family room with dual bi-fold doors and separate utility room. All three sets of wide glazed bi-fold doors open up on three sides to the wrap around stone laid terrace and gardens, wonderfully designed for both a stunning vista and inside outside living.

A wide turning oak and glazed staircase leads up to the first floor and spacious galleried landing, off which is a walk-in airing cupboard, the luxurious master bedroom suite with bathroom & dressing room, 1 further bedroom suite with shower room, 2 bedrooms, and a family bathroom. A 2nd timber and glazed staircase winds up to the 2nd floor galleried landing, which leads to a 3rd bedroom suite with bathroom, and a grand studio / 6th bedroom.

A simply wonderful opportunity afforded, affording stylish and high-quality fixtures and fittings throughout, with a most impressive design to be enjoyed, Icknield Lodge is an exquisite family home in a most charming and convenient location, with early viewing being highly recommended.





OUTSIDE

Privately approached off Icknield Road, over granite set stones, the property sits quietly behind attractive close boarded fencing, with a wide electrically operated wrought iron gate affording vehicular access on to the spacious gravelled driveway. The driveway spans the entire width of the property, flanked by mature trees, with a detached garage and car port off to one side, and a lawned garden off to the other side.

Deep timber sleepers form a pathway on to the stone laid front terrace, which opens up on to the covered 'veranda' style front porch at the entrance to the property itself. The stone laid terrace wraps its way around the southern side of the property, widening across the entire width of the house at the rear,

affording a most spacious terrace, which links up between the main rear reception rooms, from the three sets of wide glazed bi-fold doors, creating a modern inside outside living experience, and perfect for 'Al Fresco' dining.

Extensive mature lawned gardens with sheltered boundaries flanked by mature trees embody a most relaxing ambience, with a wooded copse to the end of the garden, which adjoins farmland, affording a most attractive vista to be enjoyed.

Delightfully attractive, the gardens & grounds must be viewed to be fully appreciated and in total extend into approximately 0.85 of an acre.





Icknield Lodge, Goring-on-Thames, RG8 0DG

Approximate Gross Internal Area = 364 sq m / 3918 sq ft

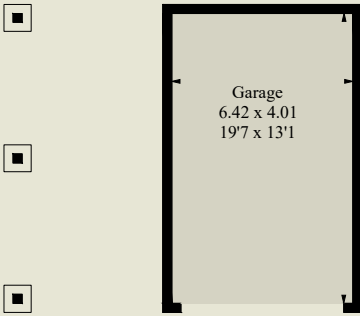
Limited Use Area = 2 sq m / 21 sq ft

Garage = 25 sq m / 269 sq ft

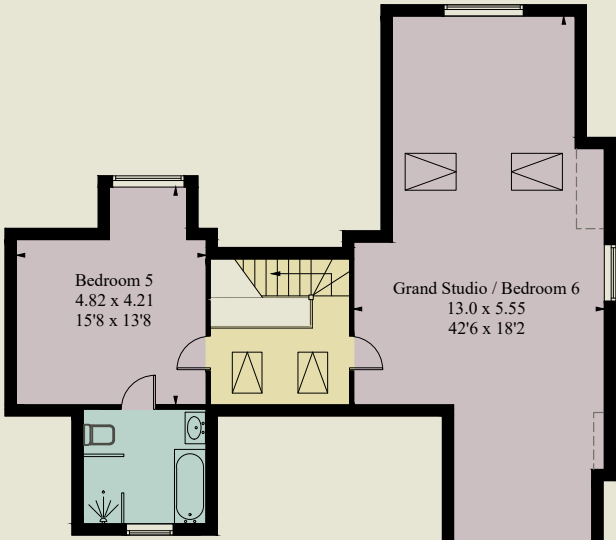
Total = 391 sq m / 4208 sq ft



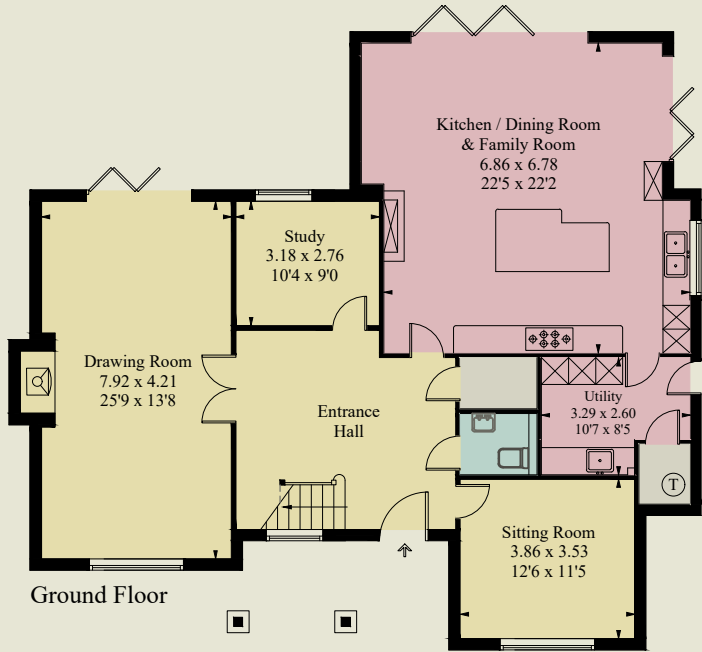
--- = Reduced head height below 1.5 m



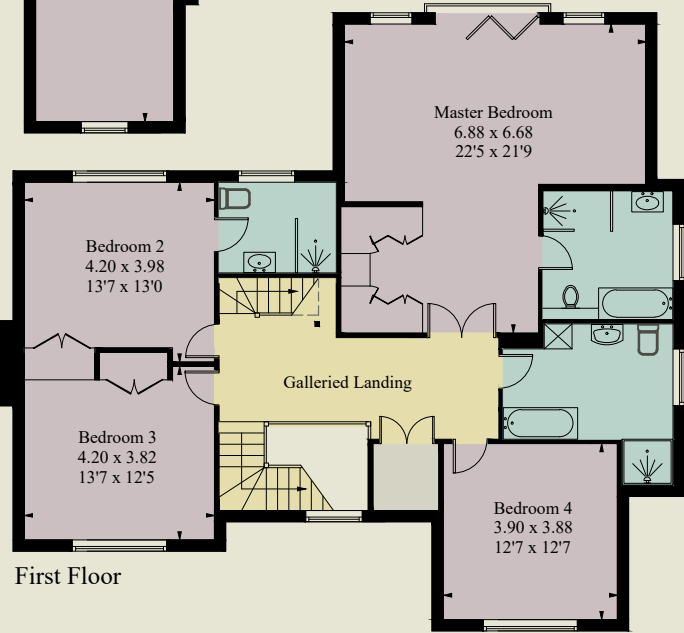
(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor



First Floor

CREATESPACE DESIGN ref 138

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services:

- All main water, electric, drainage, and gas services are connected to the property.
- Central heating (Underfloor to ground floor and traditional radiator to first and second floors) and hot water from gas fired boiler with pressurised water system.
- Integrated speaker system to main reception rooms and master bedroom suite.
- Mains / central alarm system.

Energy Performance Rating: Pending

Postcode: RG8 0DG

Local Authority: South Oxfordshire District Council

Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co or Savills.

DIRECTIONS

From the centre of Goring-on-Thames proceed up to the top of the High Street where at the Railway Bridge junction bear left onto the Wallingford Road. Just before leaving the village as the road begins to rise take the last turning right into Springhill Road. At the junction with Icknield Road bear left and continue up the hill where Icknield Lodge will then be found in a further 200 hundred metres or so off on the right hand side accessed through a private wrought iron electrically operated gate.

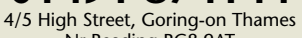
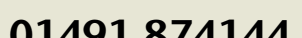
DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co or Savills. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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