



Charming country house in rural setting

Ladygrove House, Lady Grove, Goring Heath, South Oxfordshire

Freehold





Reception hall • Drawing room • Dining room • Kitchen/ breakfast room • Larder • Family room • Study • Utility • Boot room • 2 Cloakrooms • Gym/bedroom 6 with en suite shower room • Principal bedroom with dressing room and en suite bathroom • Guest room with en suite shower room • 3 further double bedrooms • Family bathroom • Detached triple garage with home office/studio above • Store room • Boiler house with WC • Delightful gardens and grounds • About 1 acre

Directions

Leave Henley past the Town Hall and up Gravel Hill passing Badgemoor Park Golf Course. Continue through Greys Green. At the T-Junction at Bolts Cross turn left. Proceed over Peppard Common and go down the hill, approximately half way up other side turn right to Gallowstree Common. Proceed over the crossroads and continue for about 2.5 miles. On reaching the T-junction turn right to Wallingford on the A4074. After 1 mile turn left towards Goring on the B4009. Continue for 1 mile and at the staggered junction turn left – sign posted Goring Heath. After a few hundred yards turn right signposted Whitchurch Hill and Hill Bottom. Follow the road down and Ladygrove House is the first house on the left hand side behind a brick and flint wall. Post code RG8 7RU.

Situation

Ladygrove House is surrounded by its own gardens in the peaceful hamlet of Lady Grove in Goring Heath. It is set in beautiful South Oxfordshire countryside in an Area of Outstanding Natural Beauty. The nearby villages of Pangbourne and Goring offer shopping and recreational facilities and a mainline train service to London (Paddington via Reading – Crossrail) from 35 minutes. Central London (45 miles), the M25 and Heathrow

are easily accessible via the M4 (Junction 12) approximately 8 miles away. Educational facilities, both state and private, are excellent within the area and include the Oratory Preparatory School within a mile, The Oratory School, Bradfield and Pangbourne Colleges, Queen Anne's Caversham, St Andrews Prep, Moultsford Prep for boys and Cranford House. Recreational facilities within the area include golf at Goring and Streatley Golf Club and boating on the River Thames. There is outstanding walking and riding in the surrounding countryside.

Description

Ladygrove House is a beautifully presented country house offering spacious, flexible accommodation for modern family living, which is light and airy throughout. The ground floor reception rooms cleverly offer both formal and informal areas with a gracious drawing room which is double aspect, has wood flooring and an open fireplace with a wood burning stove. This leads to a dining room with doors opening to the south facing garden terrace.





The kitchen/breakfast room is very much the heart of the home and has an excellent range of wooden floor and wall units and fitted appliances including an Aga and separate oven and hob. There is a generous dining area for informal dining with double doors to the garden and this area then opens to the large, split-level family room. This is a wonderful room with exposed timbers to the vaulted ceiling, a woodburning stove and two sets of double doors opening to the gardens.

An attractive bespoke oak staircase rises from the large reception hall with vaulted ceilings, to a galleried landing overlooking the reception hall and five first floor bedrooms. The principal suite comprises a bedroom with built-in wardrobes and balcony, dressing room and en suite bathroom with underfloor heating, jacuzzi bath and bathroom television. The guest bedroom also has a balcony, built-in wardrobes and en suite shower room. There are three further double bedrooms and a spacious family bathroom. There is a further bedroom off the study on the ground floor with an en suite shower room; this is currently used as a gym.

Outside

The property is approached from the lane via a five bar gate which opens to a large gravel parking area to the front of the three bay garage with an office/studio over and store room.

The house sits centrally in the plot and is surrounded with

beautiful gardens of just under 1 acre, laid mainly to lawn and planted with a variety of mature trees, various fruit trees, herbaceous borders and shrubs. Flower beds provide interest and colour and the gardens can be enjoyed from the south facing terrace which is accessed from the main reception rooms. They are private and secluded and provide the perfect spot for al fresco dining and enjoying the tranquil surroundings.

General remarks and stipulations

Fixtures and fittings

Garden statuary and Efel wood burner in the family room are excluded from the sale.

Services

Mains electricity and water. Private drainage. Oil fired central heating. Solar photovoltaic panels and solar thermal hot water system. In accordance with the Property Misdescriptions Act, please note that none of the services has been tested.

Local authority

South Oxfordshire District Council.

Post Code

RG8 7RU.

Viewing

Strictly by appointment with Savills.



Ladygrove House, Goring Heath
Main House gross internal area = 3,738 sq ft / 347 sq m
Triple Garage gross internal area = 764 sq ft / 71 sq m
Outbuilding gross internal area = 54 sq ft / 5 sq m
Covered external area = 226 sq ft / 21 sq m
Total gross internal area = 4,553 sq ft / 423 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ □ Denotes restricted head height
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