



Spindlewood • 14 Meadow Close • Goring On Thames



# Spindlewood • 14 Meadow Close • Goring On Thames

Easy walk to village centre and train station • Wallingford 7 miles • Reading 11 miles  
(all distances/timings approximate)

A 4-bedroom detached house, situated in a peaceful close, and on the market for the first time in over 40 years.

Spindlewood is a much-loved, and well cared for family home, which would benefit from some redecoration and renovation to fully enjoy the light, airy and indeed flexible accommodation offered, due in part to the property's south facing rear garden.

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1,740 sq ft / 162 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7









Spindlewood is within easy walking distance of the village centre with its excellent shopping facilities, riverside pubs and restaurants, and the mainline train station giving fast train connections to London Paddington, Oxford, and Reading (Elizabeth Line).

**Special features:**

- Sitting room with ornamental stone fireplace, and sliding patio doors giving access to the rear gardens
- Large inner hall, which could be used as a study, with glazed panel doors giving access to the sitting room
- Double aspect dining room
- Kitchen is well fitted with oak fronted units, washing machine, dishwasher, 4 ring gas hob, Neff electric double oven, fridge, and a spacious pantry
- 2 bedrooms and a well-fitted shower room to the ground floor
- Bedroom 1 overlooks the rear gardens and has fitted wardrobes
- Large attached twin garage, with light and power, and door to rear garden

**Summary of accommodation:** Entrance hall, inner hall/study, sitting room, dining room, kitchen, 4 bedrooms (2 on ground floor), 2 bathrooms (1 on ground floor). Twin attached garages.



**Gardens:** A wide frontage to the close, with lawns and shrubberies. Side access to the rear garden. South facing rear garden is mainly laid to lawn with a number of fruit trees, flowering and ornamental bushes, and a paved patio running almost the width of the building. Depth is approximately 22m x 20m.

**Local facilities:** The village of Goring has a fine selection of specialist shops, a small supermarket, a medical clinic, vets, Post Office, and the station giving fast train connections to London Paddington, and also Reading with The Elizabeth Line.

Two national walking trails; The Ridgeway and the Thames Path intersect at Goring and Streatley, making the villages a popular stopping off point for those who enjoy long distance walks. However, the area is equally popular for its countryside allowing pleasant strolls both along the river and on the beautiful hills that bestride the Goring Gap with magnificent views in all directions across Oxfordshire and Berkshire.

There are pretty pubs and restaurants in the village to include The Swan Coppa Club, and The Miller of Mansfield, and the riverside Beetle and Wedge a short drive in Moulsoford. An excellent Waitrose will be found 10 minutes away in the riverside market town of Wallingford.





There is a vibrant village tennis club with all-weather courts, and excellent golf course; Goring & Streatley Golf Club.

**Schools:** There are excellent local schools for all ages in the surrounding area, including Goring Primary School within walking distance, and Langtree Secondary School in Woodcote. Cranford House, Moulsoford Preparatory School for Boys, The Oratory Preparatory School and Senior School, Pangbourne College, Bradfield College, St Andrew's Preparatory School, Elstree and Downe House, Abingdon Boys and The School of St Helen & Katharine all within easy driving distance.

**Directions:** At the end of Goring High Street, turn left, then take the first turning on the right, Lockstile Way, follow the road, bear to the left, and Meadow Close is on the right-hand side. Spindle wood, number 14 is the second house on the right.

**What3words:** smooth.inserting.dispose

**Post Code:** RG8 0AP

**Tenure:** Freehold

**Some material information to note:**

Mains water, mains electrics, mains drainage to public sewerage.

Gas central heating.

The property has driveway parking for 2 cars.

There are 2 attached, interconnecting garages.

Property constructed of brick under a tiled roof.

The property is not within a conservation area and is not listed.

The Government flood portal highlights this as a low-risk postcode.

The local authority online map does not show any TPOs at the property.

Broadband is connected but not active.

We are not aware of any issues with mobile signal.

A copy of the Title Register is available upon request from the seller's agent; Singleton & Daughter Estate Agent.

**EPC Rating:** E

**Local Authority & Council Tax Band:** South Oxfordshire, Band F

**Fixtures and fittings:** Only those mentioned in these sales particulars are included in the sale.

**Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter,**  
No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

**0118 984 2662    [info@singletonanddaughter.co.uk](mailto:info@singletonanddaughter.co.uk)**

**Websites:** [singletonanddaughter.co.uk](http://singletonanddaughter.co.uk)    [rightmove.co.uk](http://rightmove.co.uk),    [mayfairoffice.co.uk](http://mayfairoffice.co.uk),  
[countrylife.co.uk](http://countrylife.co.uk)

**London Office:** Cashel House, 15 Thayer Street, London, W1U 3JT.







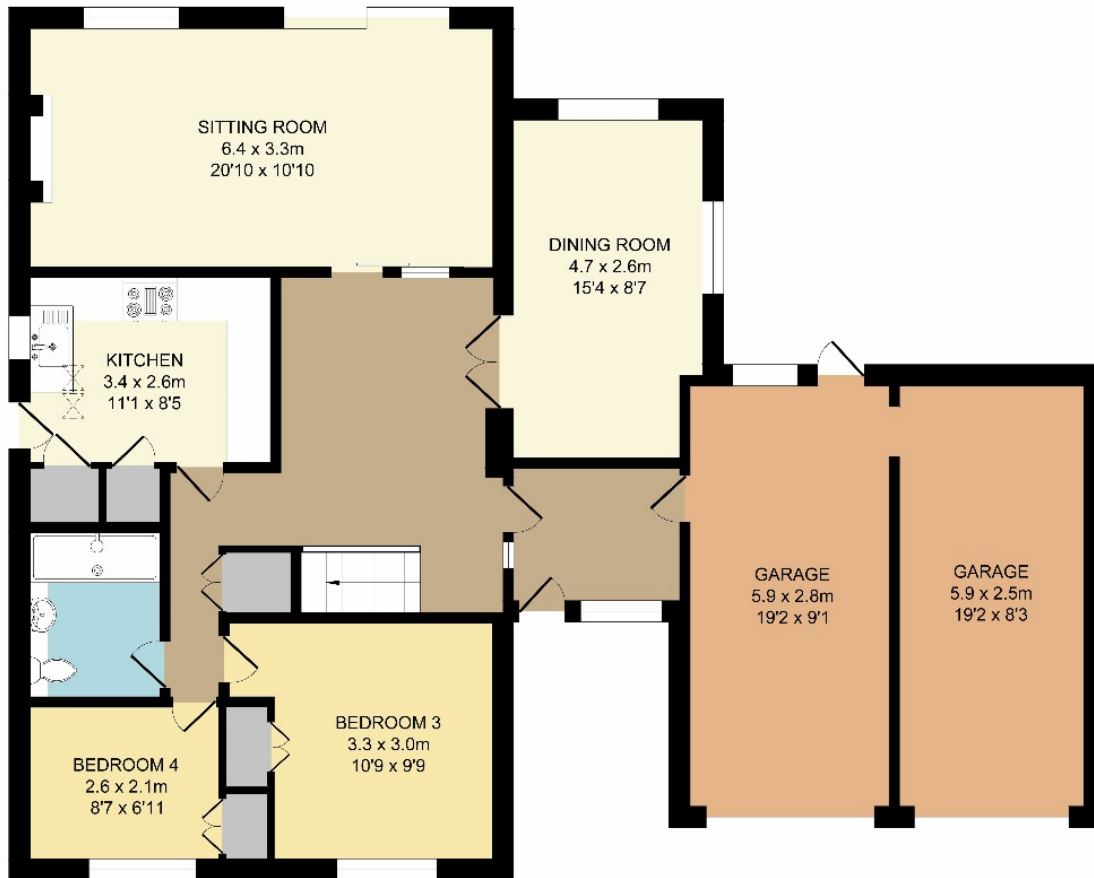
Dudley  
**Singleton  
& Daughter**  
The Country Agent



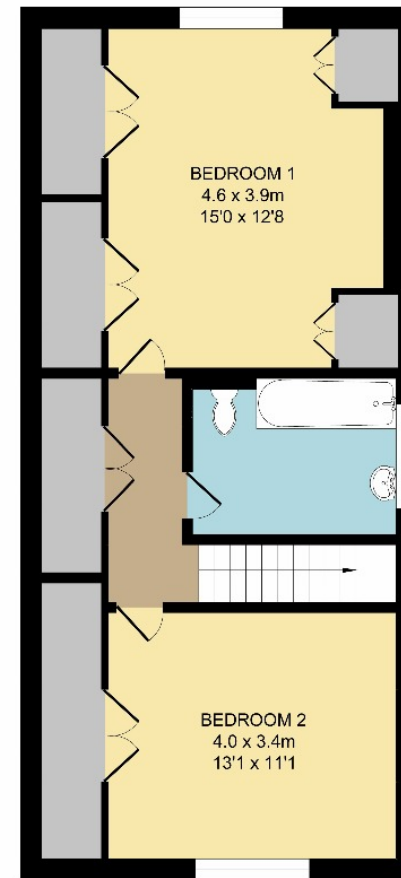


TOTAL APPROX. FLOOR AREA 178.0 SQ.M. (1916 SQ.FT.)

All 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. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



GROUND FLOOR APPROX. FLOOR  
AREA 123.0 SQ.M. (1324 SQ.FT.)



FIRST FLOOR APPROX. FLOOR  
AREA 55.0 SQ.M. (592 SQ.FT.)



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**Websites:**  
[singletonanddaughter.co.uk](http://singletonanddaughter.co.uk)  
[rightmove.co.uk](http://rightmove.co.uk)  
[mayfairoffice.co.uk](http://mayfairoffice.co.uk)

**London Office:**  
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London, W1U 3JT

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