



2 West Way  
Goring, Oxfordshire, RG8 0BX



JAMESGESNER  
- ESTATE AGENTS -



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RG8 0BX**

**GUIDE PRICE £475,000**

**FREEHOLD**



Conveniently situated in a quiet location within walking distance of the village primary school and local shop is this extended three double bedroom family house with modern kitchen and bathroom, a mature rear garden, garage and driveway parking.

Accommodation comprises; entrance hallway, modern kitchen with integrated appliances, 20' dining room opening into the lounge with sliding doors over looking the rear garden, three double bedrooms, family bathroom, driveway parking and a generous single garage. Full gas central heating and double glazing throughout.

Goring on Thames offers a good range of amenities, including shops, library, modern health centre, dentist, several traditional inns and restaurants, boutique hotel, churches of several denominations and an excellent primary school with a wide range of well regarded private and state schools in the immediate local area.

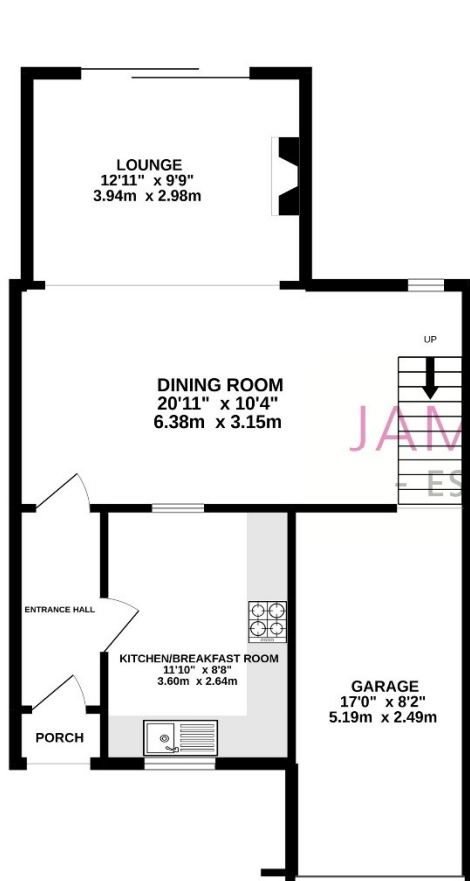
The village boasts a mainline railway station which provides excellent commuter services up to London (Paddington) in well under the hour. There are also good road communications to the surrounding towns and both the M4 and M40 motorway networks. In 2019 Crossrail services are scheduled to be commencing from Reading which together with the recent electrification of the line will significantly improve travelling times to Paddington and central London destinations.

Goring & Streatley Train Station (London Paddington within the hour) - 0.6 miles, Reading -11 miles, M4 (J 12) -11 miles F M40 (J6) -14 miles, Henley on Thames - 12 miles, Oxford -19 miles, Wallingford - 8 miles (Distances and times approximate).

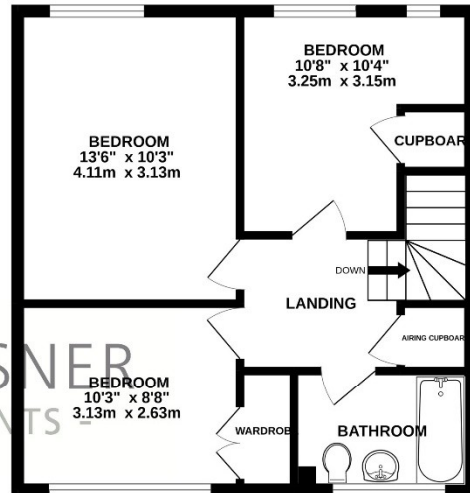
Streatley on Thames, on the Berkshire side of the river, is another picturesque village surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over into Goring is the luxury 4 star riverside hotel the Swan renowned for its fine cuisine and leisure and fitness facilities. Streatley also has a long established and renowned Golf Course.



GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1091 sq.ft. (101.3 sq.m.) approx.

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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**JAMESGESNER**  
- ESTATE AGENTS -

**James Gesner Estate Agents**  
72 Broadway Didcot, Oxon OX11 8AE  
**t: 01235 519888**  
**t: 01491 522222**  
[www.jamesgesner.co.uk](http://www.jamesgesner.co.uk) [info@jamesgesner.co.uk](mailto:info@jamesgesner.co.uk)