



Coombe End Farm House, Goring Heath

STRUTT & PARKER

Coombe End Farm House

Goring Heath

Reading

RG8 7TE

9 miles Reading, 11 miles Henley-on-Thames, 3 miles Goring, 9 miles Wallingford

11 Bedrooms | 4 Reception rooms
Separate annexe & garages
Spectacular countryside views

The property

This stunning Grade II listed home with period features, offers extensive accommodation to include garages and an annexe.

The main farmhouse has 7,000 sq feet of accommodation space. There is a beautiful drawing room, dining room and music room all with spectacular fireplaces. There are also two cellars offering even more storage space.

Upstairs are 11 bedrooms in total. The master comprises a fantastic feature fireplace, a dressing room and en suite bathroom. There is also a separate kitchenette.

Outside

The separate annexe includes a sitting room, kitchen/breakfast room, study and a storage room. Upstairs is a double bedroom and a bathroom. There are also several outbuildings including a store, workshop and garages. To the rear is a beautiful garden which is largely lawn and trees. Garden maintenance will be included in the rent.

Location

The pretty market towns of Henley-on-Thames, Goring and Wallingford are close at hand with an excellent range of amenities and schools. Goring train stations has a direct link into London Paddington in approx 1 hour and a link to Reading Station in approx. 25 minutes.





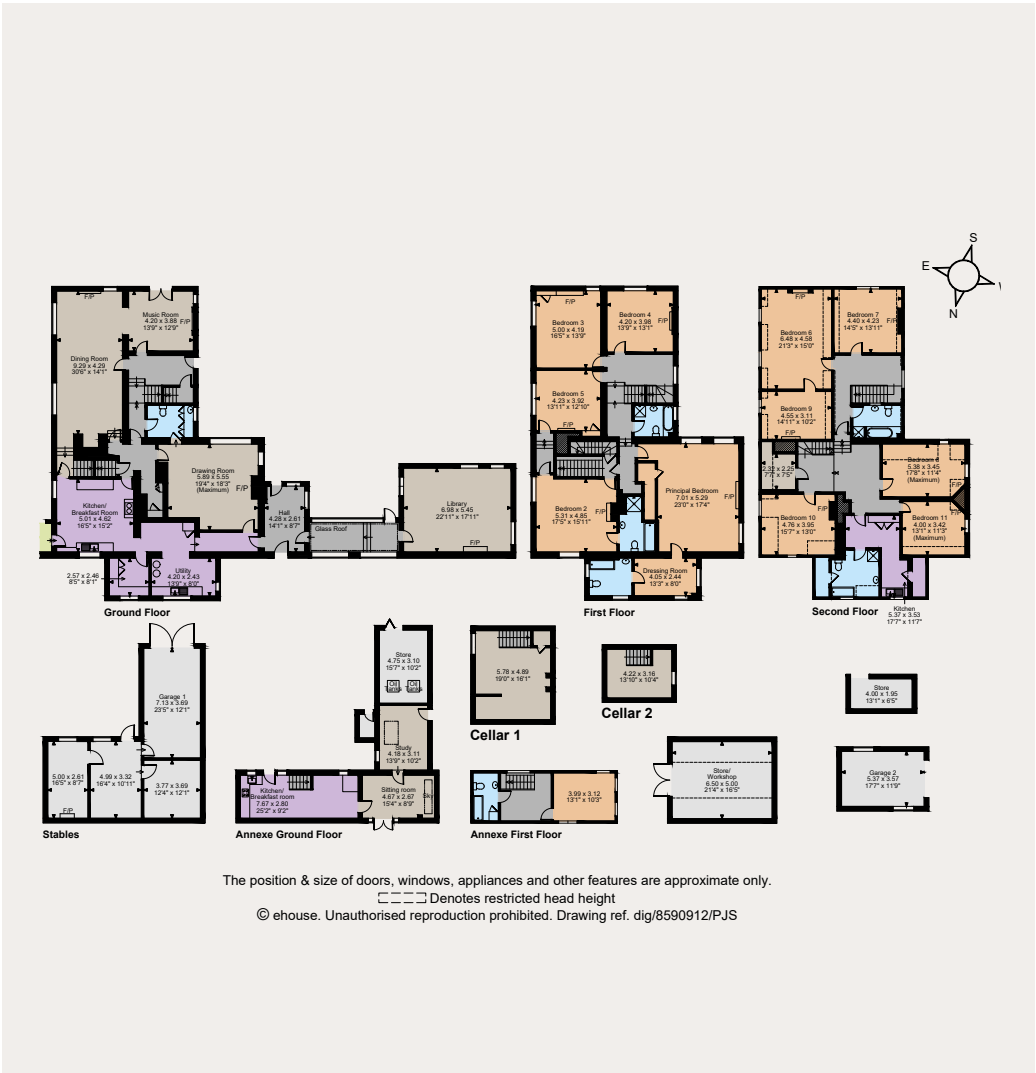
Terms

£8,495 pcm *plus charges

- Min 12 month tenancy
- Garden maintenance is included
- Garages & annexes are included
- Unfurnished

Services:
Mains gas and water
EPC Rating
Council Tax Band
South Oxfordshire District Council

The following Tenant charges may apply prior to tenancy commencement: Tenancy Agreement £354 (incl VAT), Credit Reference per application £70 (incl VAT). All advertised prices are exclusive of utility and other associated services www.struttandparker.com/tenantcharges



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