



Applegate  
Croft Road, Goring, Oxfordshire

STRUTT  
& PARKER  
BNP PARIBAS GROUP

# A detached four-bedroom home with character features and beautiful gardens, in a peaceful and desirable village setting

A handsome detached period house with a wealth of character set in a highly sought-after position in the heart of the picturesque Thameside village of Goring. There are splendid red brick elevations and sash windows, with various attractive original details inside, while the property offers potential for modernisation and development, including a large detached outbuilding.



**4 RECEPTION  
ROOMS**



**4 BEDROOMS**



**1 BATHROOM**



**OFF STREET  
PARKING**



**0.49 ACRES**



**FREEHOLD**



**VILLAGE**



**1822 SQ FT**



**OFFERS IN  
EXCESS OF  
£2,000,000**



## The property

Applegate is a characterful detached Victorian house offering light-filled accommodation, featuring many splendid original details and outbuildings with potential for development.

On the ground floor there are three comfortable reception rooms, providing flexible living space in which to relax or entertain. There is a family room at the front of the ground floor, as well as a formal dining room with a large bay window. Towards the rear, the sunny drawing room has a brick-built corner fireplace and a dual aspect, including a door opening to the covered rear terrace. All three reception rooms have neutral styling and various attractive character features, while providing a relatively blank canvas for updating and renovation if desired. Also on the ground floor, the kitchen features fitted units, an integrated hob and space for all the necessary appliances, as well as space for a breakfast table for informal dining. Stairs lead from the kitchen to the cellar, where there is further storage and space for home appliances.

A turned staircase leads from the entrance hall to the first-floor landing, off which there are four well-presented double bedrooms. Two of the bedrooms are situated at the front, with two at the rear, benefitting from views across the west-facing rear garden. The first floor also has a family bathroom with a separate WC.



## Outside

At the entrance to the property, the gravel driveway provides plenty of parking space, and is bordered by attractive gardens with areas of lawn, various shrubs and established hedgerows. At the rear, the garden is west facing, welcoming plenty of sunlight throughout the day. It includes a covered terrace are at the back of the house for al fresco dining. Beyond, there are extensive lawns, dotted and bordered by mature trees and established hedgerows and featuring a vegetable garden with fruit cages and a greenhouse. At the side of the house, the timber-framed outbuilding provides garaging, a carport and workshop space, and is ideal for conversion into an annexe or further ancillary living space, subject to the necessary consents.

## Location

The property is situated in sought-after Goring, moments from the mainline station and village centre. Local amenities include a range of independent shops, restaurants and a riverside café, along with a medical centre and dental surgery, while the nearby mainline station provides rapid commuter services to London. Nearby Pangbourne has further day-to-day facilities, with a more comprehensive range available in Reading, Wallingford, Henley and Oxford, which are all easily accessed. The M4 is close by at Junction 12 affording easy access by road to the capital, its airports and the motorway network. There are recreational facilities for all requirements in the locality and the surrounding area is renowned for its excellent walking, cycling and riding routes.

## Distances

- Pangbourne 4.5 miles
- Wallingford 6.7 miles
- Theale 8.3 miles
- Didcot 9.0 miles
- Reading 9.5 miles
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## Nearby Stations

- Goring & Streatley

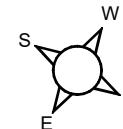
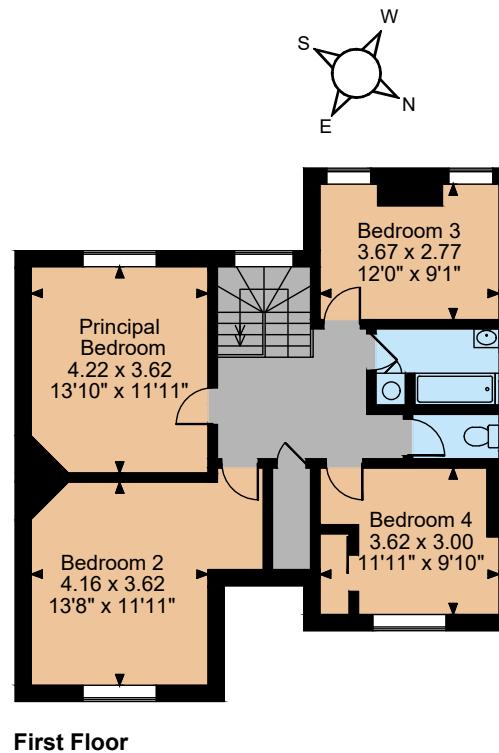
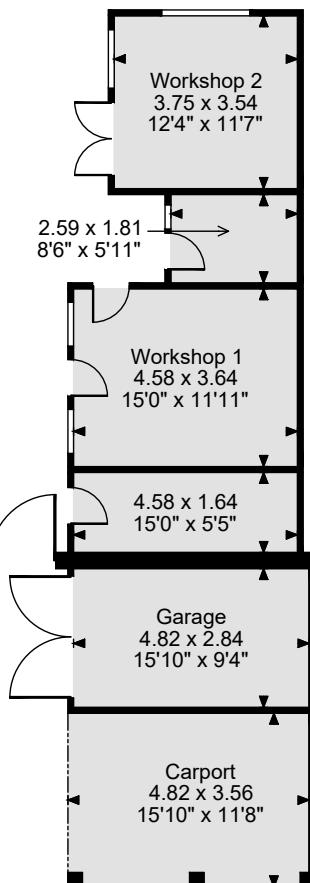
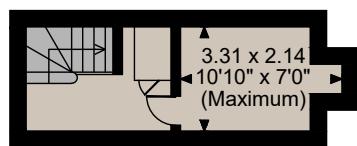
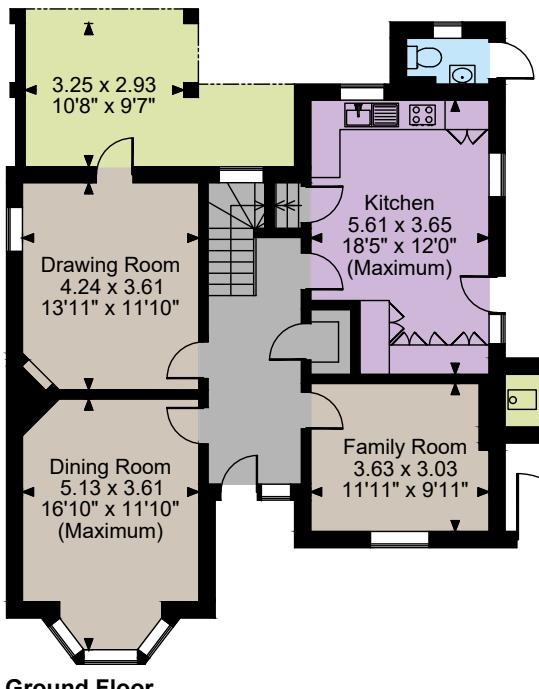
## Key Locations

- Goring & Streatley Bridge
- Thames Path National Trail
- Goring Lock
- Goring & Streatley Golf Club
- Basildon Park
- Beale Park
- The Living Rainforest

## Nearby Schools

- The Oratory and Oratory Preparatory School,
- Pangbourne College
- Bradfield College
- Downe House
- Moulsoford Prep
- Cranford School





## Floorplans

Main House internal area 1,822 sq ft (169 sq m)  
 Garage & Carport internal area 343 sq ft (32 sq m)  
 Workshops internal area 466 sq ft (43 sq m)  
 Total internal area 2,631 sq ft (245 sq m)  
 For identification purposes only.

## Directions

RG8 9ES

what3words: ///included.roadshow.chins - brings you to the driveway

## General

**Local Authority:** South Oxfordshire

**Services:** Mains electricity, gas, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** F

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars

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## Pangbourne

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