

Shepherds, Elvendon Road,
Goring-on-Thames



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**A fine Edwardian family house
of over 4,000 sq ft with wonderful
gardens with a swimming pool and
far-reaching views, set in a peaceful
and sought-after position on the edge
of Goring**

Shepherds is a handsome and substantial period house with attractive elevations of red brick and timber frame with render infill, all set in splendid, spacious gardens. The property offers more than 4,000 square feet of versatile accommodation, including up to seven bedrooms and four airy, flexible reception rooms in which to relax or entertain.

The main formal reception room is the generous sitting room, which has panelled walls, an open fireplace and a dual aspect, including a large south-facing bay window, which welcomes plenty of natural light. Double doors connect the sitting room to the dining room, while the ground floor also has a comfortable family room and a sunny, airy garden room/orangery opening to the gardens via French doors. Also on the ground level, the well-equipped kitchen has farmhouse-style units, a central island with a breakfast bar and an Aga, as well as space for a breakfast table for everyday dining. The adjoining utility room offers further space for storage and appliances.

Upstairs, the landing area is ideal for use as a study, while there are four well-presented first-floor bedrooms plus a dressing room, which could be used as an additional bedroom. One first-floor bedroom is en-suite, with the level also providing access to two family bathrooms. Stairs continue to the second floor, where there are an additional two comfortable double bedrooms.

Outside, the gardens flow from attractive stone terraces easily accessed from the house, with mature mixed planting within a walled courtyard. Extensive lawns, punctuated by mature trees, patio areas for al fresco dining, and a wealth of shrubs, hedgerows and colourful flowering perennials complete the scene. There is also a beautiful grassy paddock, a heated swimming pool with its own sun terrace, a pool house and an outbuilding with storage and the pool's pump room. Parking is available on the large gravel driveway and in the integrated double garage.

**4,062 sq ft (436 sq m) | Freehold
4 reception rooms | 6/7 bedrooms
3 bathrooms | Garage
Swimming pool | Paddock**

Guide price £2,450,000

Location

The property is situated on the edge of the highly regarded village of Goring, backing onto open countryside. Local amenities in Goring 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. The local area is served by a first-class range of schooling including The Oratory and Oratory Preparatory School, Pangbourne College, Bradfield College and Downe House. There are recreational facilities for all requirements in the locality and the surrounding area is renowned for its excellent walking, cycling and riding routes.

General

Post Code: RG8
Local Authority: South Oxfordshire District Council
Services: All mains services, gas, electric, water and drainage
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

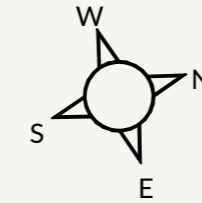
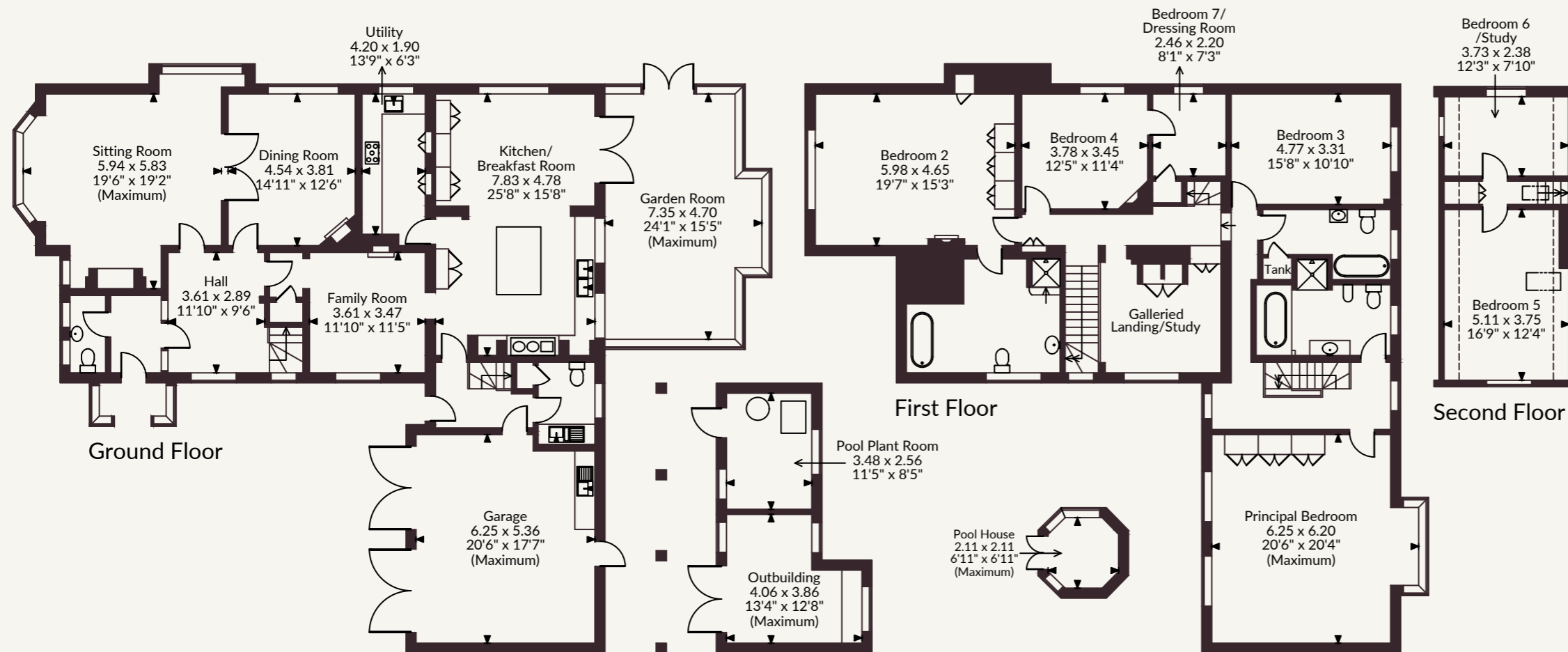




Strutt & Parker Newbury

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The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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