



1 Pennypiece, Goring, Reading, Oxfordshire RG8 9BY
OIEO £1,000,000

Winkworth





1 Pennypiece, Goring - OIEO £1,000,000 Freehold

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A substantial family home in a coveted riverside village setting.

Occupying an enviable elevated position within one of the village's most sought-after residential enclaves, this substantial detached family home enjoys delightful tree-fringed views towards the River Thames and the surrounding countryside. Situated just a short stroll from the river itself, local shops, highly regarded schooling, village restaurants and the mainline railway station, the property offers a rare combination of tranquillity, convenience and exceptional family living.

Built in an attractive cottage-style design and beautifully maintained throughout, the house provides over 2,400 sq ft of bright, versatile accommodation arranged around large picture windows that flood the interiors with natural light and frame the surrounding gardens. The generous layout has been thoughtfully designed to suit modern family life, offering a wonderful balance of formal and informal living spaces.

The welcoming entrance hall leads to a series of elegant reception rooms including a dual-aspect sitting room, formal dining room, study and family room, whilst the conservatory provides a delightful space from which to enjoy the garden throughout the seasons. At the heart of the home, the kitchen serves as a practical and sociable hub, perfectly positioned for both everyday living and entertaining. A cloakroom completes the ground floor accommodation.

The first floor offers four principal bedrooms served by a family bathroom and separate shower room. In addition, a fifth bedroom is currently arranged as a second study and is accessed via its own staircase, creating a highly versatile space ideal for home working, guest accommodation, a hobbies room, teenage retreat or consulting room, depending on individual requirements.

Outside, the property sits comfortably within mature landscaped gardens, with lawns to both the front and rear creating a wonderful sense of privacy and seclusion. A spacious driveway provides ample parking and leads to the integral double garage. Subject to the necessary consents, the garage also presents an exciting opportunity to be incorporated into the main house, whether as a utility and boot room, additional reception space, home gym, studio or further family accommodation.

Combining generous accommodation, a peaceful riverside setting and excellent connectivity to London Paddington in well under an hour, this is a rare opportunity to acquire a substantial family home within one of the Thames Valley's most desirable village locations.

Elevated position with views towards the River Thames and surrounding countryside.

Sought-after village location close to the river, amenities and schooling.

Mainline station nearby with direct trains to London Paddington.

Detached cottage-style family home extending to approximately 2,432 sq ft.

Five bedrooms, including a versatile fifth bedroom/second study with its own staircase.

Four reception rooms plus a conservatory.

Well-appointed kitchen and ground floor cloakroom.

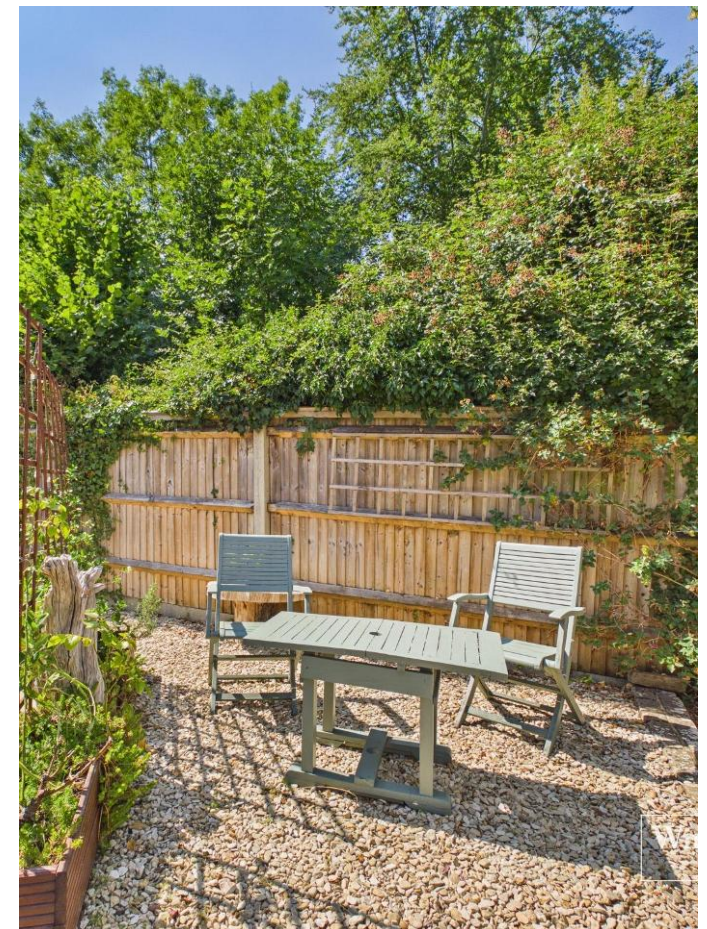
Family bathroom and separate shower room.

Integral double garage with conversion potential, subject to consent.

Mature front and rear gardens with a generous private driveway.







GORING-ON-THAMES

Nestled within the spectacular Goring Gap, where the River Thames winds between the Chiltern Hills and Berkshire Downs, Goring-on-Thames is widely regarded as one of the most desirable villages in the Thames Valley. Combining beautiful riverside scenery, excellent amenities, highly regarded schooling and direct rail links to London, it offers an exceptional balance of countryside living and modern convenience.

Connected by a historic bridge to neighbouring Streatley, the village enjoys a wonderful sense of community and a lifestyle centred around the river and surrounding countryside. Independent shops, cafés, restaurants, a health centre and everyday amenities are all within easy reach, whilst the mainline railway station provides direct services to Reading and London Paddington.

The village offers a diverse range of homes, from charming period cottages and character properties to substantial detached family houses and sought-after riverside residences. Its combination of scenery, accessibility and quality of life continues to attract buyers from across the South East.

Families are particularly well served, with highly regarded local schools and convenient access to respected independent schools including The Oratory, Moulsoford Preparatory School and Cranford House.

Outdoor pursuits are woven into everyday life. The Thames Path, Ridgeway and surrounding network of footpaths provide endless opportunities for walking, cycling and exploring the beautiful landscape, whilst boating, paddleboarding and other river activities are popular throughout the year.

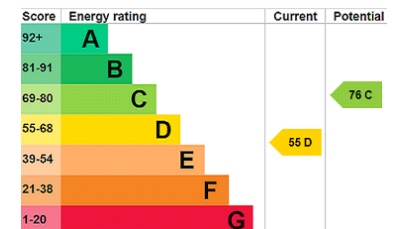
What makes Goring truly special is the balance it offers. Peaceful yet connected, vibrant yet unspoilt, it remains one of the Thames Valley's most sought-after villages, attracting those seeking an exceptional quality of life within easy reach of London, Reading and Oxford.



INTERNAL AREA



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