



Goring Heath, Oxfordshire



A delightful and unique home.

Abbot's Tower is a delightful and unique home with an interesting history. It was originally a water tower built in 1902 for the neighbouring property before being converted into a residence.

It has been extensively refurbished by the current owners, with a number of the original features still visible. The property has a beautiful garden with wonderful views across the open countryside.



Guide price: £1,250,000

Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: F



The property

Approaching the property via a gravel driveway, the entrance hall has wooden flooring, a wood burner and a staircase leading to the first floor. Off the hall is a cloakroom with WC and the fully fitted kitchen, with integrated appliances including a dishwasher and a range cooker with hood.

The comfortable sitting room leads into a circular dining room. French windows open into a boot room with a spiral staircase to a wonderful circular tower room with amazing views over the gardens. A large loft space has the potential to be converted into further accommodation. There is also a garden room with patio doors opening out on to the delightful garden terrace, which in turn leads to a fully insulated annexe with electricity, wifi, shower room and kitchenette.

The first floor is accessed via the hallway staircase to a landing area with built-in bookcases. The principal bedroom has fitted wardrobes and a dressing room, and the second double bedroom has eave storage and wardrobes. A family bathroom with bath and shower completes the accommodation.





Extensively refurbished with original features preserved



Garden and grounds

To the front of the property is a gravel driveway with parking for several cars. The large garden is laid to lawn with mature hedging, specimen plants and views across fields and beyond. There are also several outbuildings including a further summerhouse at the end of the garden, an ideal place to relax on a summer's evening.

Situation

The pretty market towns of Henley-on-Thames, Wallingford and Goring are close at hand with an excellent range of shops, schools and recreational facilities. The larger centres of Reading and Oxford are also easily accessible for more comprehensive amenities. There are convenient commuter rail services from nearby Goring and Streatley mainline station direct to London Paddington in approximately 1 hour and from Reading in approximately 25 minutes. Abbots Tower is surrounded by open countryside, which provides an abundance of pretty walks and horse riding. The property enjoys far-reaching views over open fields and woodland.

Goring Heath, Reading

Directions

Proceed out of Henley up Gravel Hill, passing through Greys Green. Turn left at the T-junction at Bolts Cross and follow the road over Peppard Common. Take the right turn signed to Gallowstree Common and proceed over the crossroads following the signs to Gallowstree Common. Upon reaching Cane End turn right at the T-junction onto the A4074 signed to Wallingford. After approximately 1 mile, take the left turn onto the B4526 signed to Goring. Abbots Tower is on the left shortly after the road bends right.

Services

Mains electricity, water; oil central heating; private drainage.

Knight Frank

Henley

20 Thameside

Henley-on-Thames

RG9 2LJ

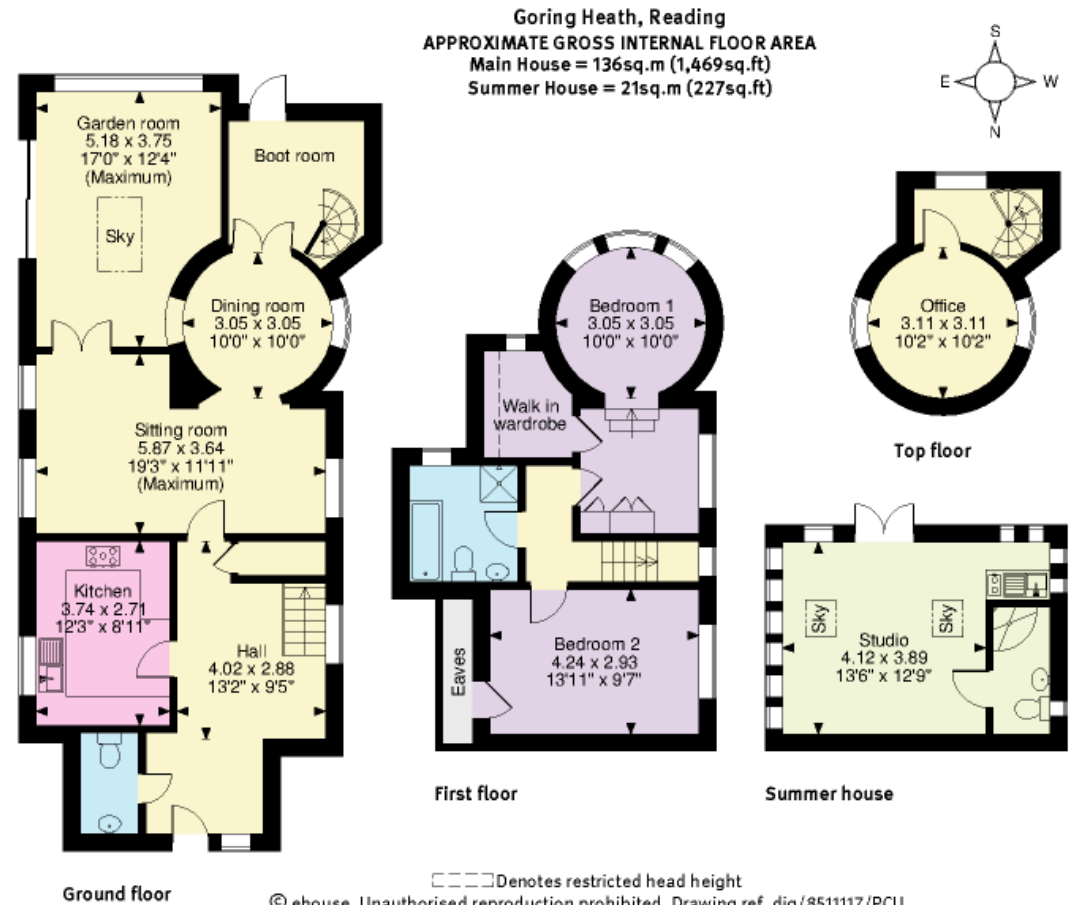
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I would be delighted to tell you more

Nick Warner

01491 844901

nick.warner@knightfrank.com



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Particulars dated June 2022. Photographs and videos dated June 2022.

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