



LONG MEADOW
— *Goring-on-Thames* —





*Some houses are designed to impress.
Long Meadow was designed to make family life feel effortless.*



LONG MEADOW AT A GLANCE:

- Built by the current owners.
- First time ever offered for sale.
- 7,645 sq ft of thoughtfully designed accommodation.
- Indoor swimming pool and gym.
- Detached home office.
- Cinema and games room.
- Landscaped gardens with outdoor kitchen and entertaining spaces.
- Far-reaching countryside views.
- Walking distance to Goring & Streatley station.
- London Paddington from 50 minutes.



BUILT AROUND LIFE



Built by its current owners in 2011 and offered for sale for the first time, this Arts & Crafts inspired home reflects fifteen years of thoughtful decisions, each one made with the next chapter of family life in mind. Electric gates open onto a generous driveway, with the house and detached double garage framed by mature planting. The scale is immediately apparent, yet the first impression is not one of formality. Long Meadow feels open, settled and quietly welcoming.

That balance becomes clearer at the front door. The entrance hall rises through three levels, anchored by a double-sided stone fireplace, while a long sightline draws the eye directly towards the garden. It is the owners' favourite space, not simply because of its drama, but because it captures the idea behind the entire house: generous architecture made warm through material, light and connection.

TIMELESS BY DESIGN

From the outset, the owners were clear about one thing. They were not interested in creating a showpiece. They wanted a home that would support family life through every stage: somewhere beautiful to look at but, more importantly, somewhere that simply worked.

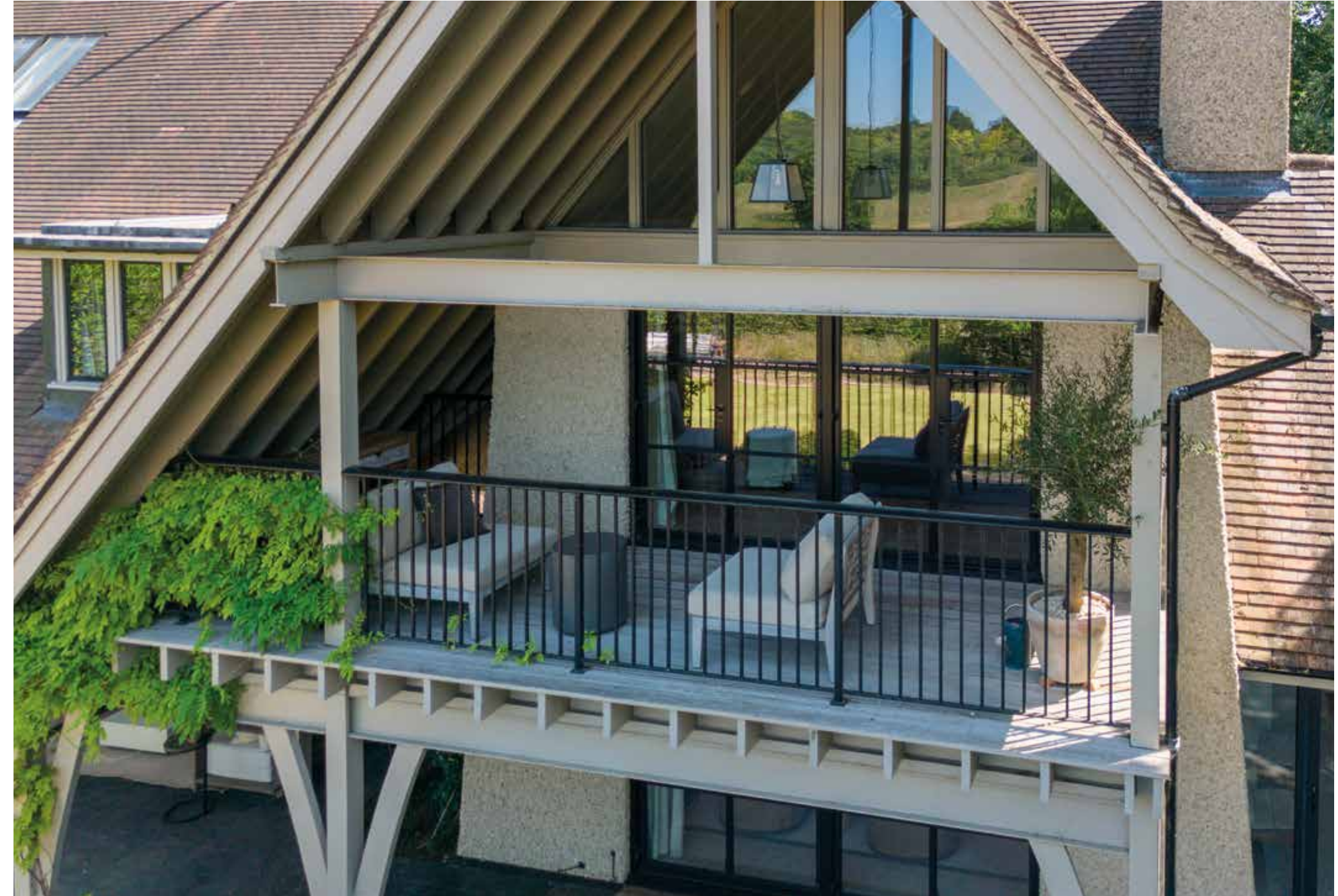
The Arts & Crafts movement provided the architectural starting point, with its emphasis on proportion, craftsmanship and materials that improve with age. Inside, the interpretation is quieter and more contemporary.

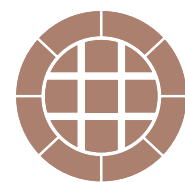
Rather than follow trends, the owners invested in the elements that are difficult to change later: natural light, thoughtful circulation, bespoke joinery, architectural lighting and the relationship between one room and the next.

Although substantial, the house never feels defined by its scale. Each area has a clear purpose, but there is an ease to the way the rooms connect. Over time, bathrooms, the gym, the separate office and the landscaping have been carefully refreshed, allowing the original vision to mature without being diluted.

“Every season has had its favourite place, from coffee on the balcony in spring to evenings beside the outdoor fire in autumn.”

The current owners





WHERE EVERY DAY BEGINS



Morning begins in the kitchen and family room, where sunlight moves steadily across the space and daily life gathers around the island. Children drift towards the central games table; homework becomes conversation; breakfast stretches into coffee. By evening, friends naturally congregate here without anyone needing to decide where to sit.

The room is generous, but its success lies in how many ways it can be used at once. Cooking, reading, talking and relaxing all happen within the same connected space, while large windows keep the garden present throughout the day. Doors open directly onto the main terrace, so in warmer months the boundary between the house and its outdoor rooms almost disappears.



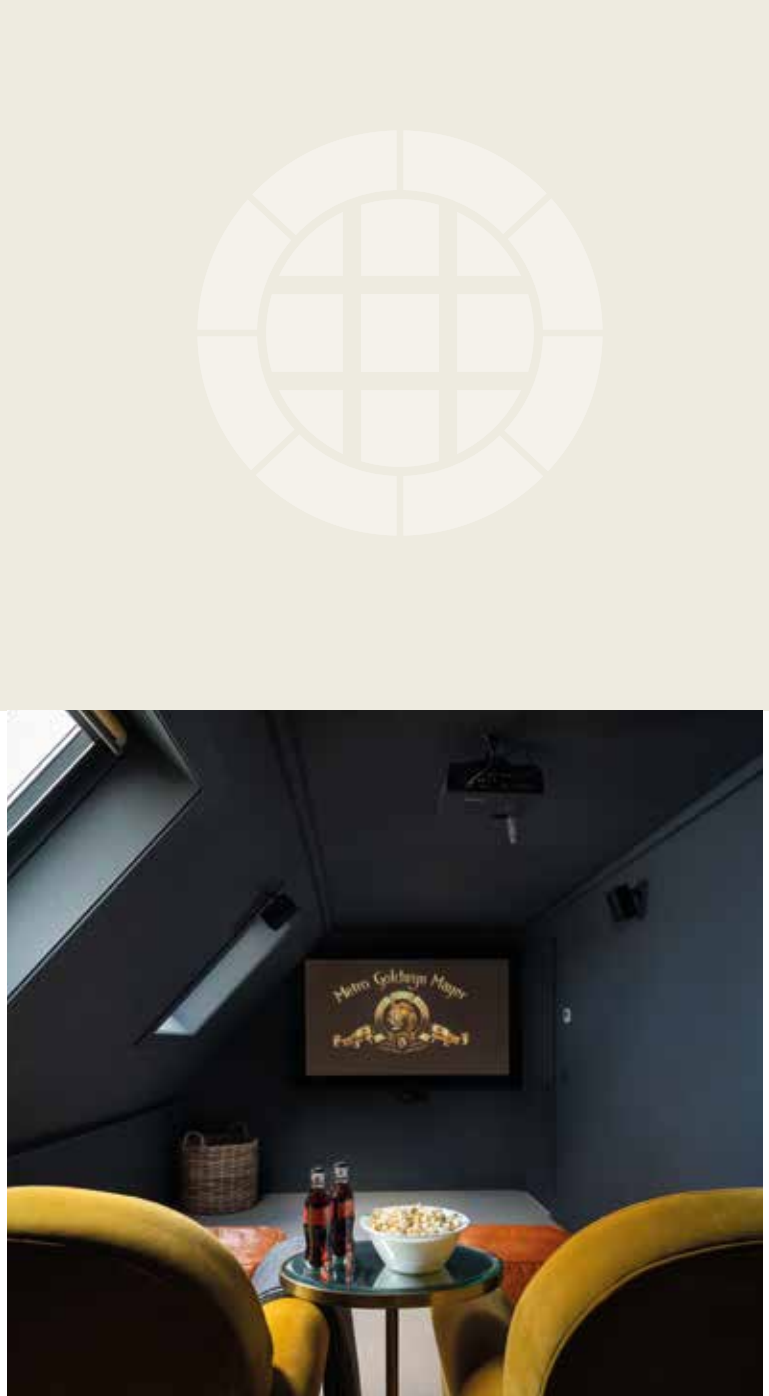
Beyond the kitchen, the boot room is a reminder that thoughtful design is often most valuable in the least theatrical places. It was planned for dogs, muddy boots and the practical realities of country life, and quietly keeps the rest of the house working as it should.



Elsewhere, the pace changes. The drawing room, with its bay window and open fire, offers a more contemplative place to sit, while the adjoining study provides a dedicated workspace without feeling removed from family life. The dining room creates a calmer setting for longer lunches and evening gatherings, connected to the adjoining library area by the double-sided stove.

Wellbeing is woven into the house rather than added as an afterthought. The indoor swimming pool has its own changing and shower facilities and has been used for early swims, winter afternoons, children's parties and the simple pleasure of unwinding at the end of the day. The lower ground floor adds a walk-in pantry, extensive storage and a fully equipped gym, while the upper floor brings a games room centred on a full-size pool table, a dedicated cinema and an en-suite guest bedroom with built-in bunks.





SPACES TO WITHDRAW

The first floor was conceived as the quieter side of family life.



Two generous bedrooms occupy one wing and share a well-appointed family bathroom, while a separate laundry room and cloak storage make the everyday running of the house noticeably easier. A guest suite with its own

en-suite bathroom gives visiting family and friends a sense of independence. The principal suite occupies a more private part of the house beneath a vaulted ceiling. Double steel doors open onto a balcony overlooking the landscaped



gardens and the countryside beyond, creating a peaceful place for coffee before the rest of the house wakes. Two walk-in dressing rooms provide exceptional storage and future flexibility, while the en-suite is centred around a freestanding

copper bath and generous walk-in shower. Direct access from the dressing area to the pool gives the suite an unusual sense of privacy and ease. It is a sequence of rooms designed not simply for sleeping, but for slowing down.



BEYOND THE HOUSE

The gardens were designed with the same care as the interiors. Rather than one large lawn, the landscape unfolds as a series of outdoor rooms, each with its own pace and atmosphere.

Close to the house, the main terrace is divided into three distinct areas. One gathers around an open fire, another accommodates a full dining table, and the third forms an outdoor kitchen with barbecue, pizza oven, bar and preparation space. Mature olive trees soften the architecture and, as daylight fades, the atmosphere becomes warmer and more intimate.

Further into the garden, life slows. A pergola shelters another seating area around a fire pit, while a gently flowing water feature brings movement and sound throughout the seasons. Mature specimen trees, including several protected by Tree Preservation Orders, provide structure and privacy that could not be recreated quickly. Along one side of the plot, a private woodland walk offers a quieter route through the garden as the year changes.

The detached double garage is topped by a fully independent office, giving work a genuine sense of separation while remaining only moments from the house.

A workspace with genuine separation from home, overlooking the gardens, yet only moments from the kitchen.



Beyond the gates, Goring becomes part of everyday life. The Thames Path, The Ridgeway and National Trust countryside are all close at hand, as are independent shops, respected schools and a lively village community. Goring & Streatley station provides direct rail services to London, allowing the house to combine a slower, outdoor-led rhythm with straightforward connectivity.





A HOME THAT HAS GROWN WITH ITS FAMILY

Fifteen years after the owners first walked through the front door, Long Meadow still fulfils the brief they set themselves at the beginning. It has adapted as children have grown, hosted celebrations both large and small, and quietly supported everyday life in between.

Its greatest achievement is not a single room, the pool, the cinema or even the scale of the gardens. It is the way all of those elements come together without ever feeling excessive. The house is calm without being minimal, elegant without being formal and carefully resolved without losing warmth.

It has never tried to be admired. It has simply been loved. It is now ready to begin the next chapter with another family.



ROUND AND ABOUT

Few villages strike such a successful balance between landscape, community and connectivity as Goring-on-Thames. Set within the Chiltern Hills National Landscape, where the River Thames narrows between the wooded slopes of the Goring Gap, it is a place where the surrounding countryside becomes part of everyday life rather than somewhere reserved for weekends.

From Long Meadow, walks begin almost from the front door. The Thames Path follows the river through meadows and woodland towards Streatley, Whitchurch and Pangbourne, while The Ridgeway National Trail offers miles of open countryside stretching across the chalk downs. Whether it's an early morning run, an afternoon paddleboard on the river or a leisurely Sunday walk ending in one of the village cafés, the outdoors is woven naturally into the rhythm of daily life.

The village itself retains a genuine sense of independence. An excellent selection of cafés, pubs, restaurants and specialist shops sit alongside everyday conveniences, creating a thriving high street that continues to serve the local community. Regular farmers' markets, village events and riverside activities reinforce a strong sense of place that has made Goring one of South Oxfordshire's most sought-after villages.



Despite its rural character, Goring is exceptionally well connected. The village station provides direct services to Reading, Oxford and London Paddington, placing the capital within comfortable commuting distance, while the M4 and M40 are both readily accessible for wider travel across the South East.

Families are particularly well served by the area's educational offering. Highly regarded independent schools including The Oratory, Cranford House, Mouldsford Prep, Pangbourne College, Bradfield College and Reading Blue Coats are all within easy reach, complemented by respected local primary and secondary schools.

For many, however, it is the combination of river, countryside and village life that defines Goring. It is somewhere that offers a slower pace without sacrificing convenience - a place where the changing seasons are experienced through riverside walks, open landscapes and an active village community, all within easy reach of London.

WHERE TO GO WHEN YOU NEED...



Milk & Morning Essentials: For everyday essentials, Westholme Stores is a much-loved independent village shop, stocking groceries, newspapers and local produce. For artisan bread, exceptional cheeses, fresh fruit and vegetables, wines and carefully sourced ingredients, The Goring Grocer has become one of the village's favourite destinations.



A Weekly Shop: For the main family shop, Waitrose Wallingford and Tesco Superstore Didcot are both around ten minutes away, while Sainsbury's Calcot offers a further convenient option. Together they provide an excellent choice of supermarkets, complementing Goring's thriving independent food shops.



Dinner & Drinks: Whether it's a relaxed riverside lunch or a special celebration, the surrounding villages offer an exceptional choice of restaurants. The Beetle & Wedge at Moulsoford remains one of the Thames Valley's best-loved waterside destinations, while Five Little Pigs and Le Clos in Wallingford have become two of Oxfordshire's most acclaimed independent restaurants. For stylish riverside dining, The Coppa Club in Streatley is always popular, while Orwells at Shiplake is widely regarded as one of the county's finest destination restaurants.



Golf & Wellbeing: For golfers, Goring & Streatley Golf Club enjoys an enviable setting overlooking the Chiltern Hills, while The Springs Resort & Golf Club is just fifteen minutes away. Closer to home, The Swan at Streatley offers a well-equipped gym, complemented by an active local community with rowing, tennis, sailing and cricket clubs, together with Pilates, fitness classes and riverside health walks.



Walks & Open Spaces: The surrounding landscape is one of Goring's greatest attractions. The Thames Path and Goring Lock are just moments away, while The Ridgeway National Trail offers miles of walking across the Chiltern Hills. Nearby, Lardon Chase, The Holies & Lough Down, Hartslock Nature Reserve, Basildon Park and Wittenham Clumps provide some of Oxfordshire's most spectacular scenery, with extensive walking, cycling and bridleway networks weaving through the wider Chiltern Hills National Landscape.



Schools: Education is one of the area's enduring strengths. Goring Church of England Primary School sits within the village itself, while Langtree School, The Downs School and The Oratory School are all close by. Independent education is exceptionally well represented, with The Oratory Prep, Moulsoford Prep, Cranford School, Pangbourne College and Bradfield College all within easy reach. Dedicated school bus services from Goring station also provide convenient access to several of Oxfordshire's leading independent schools.



THE FINER DETAILS

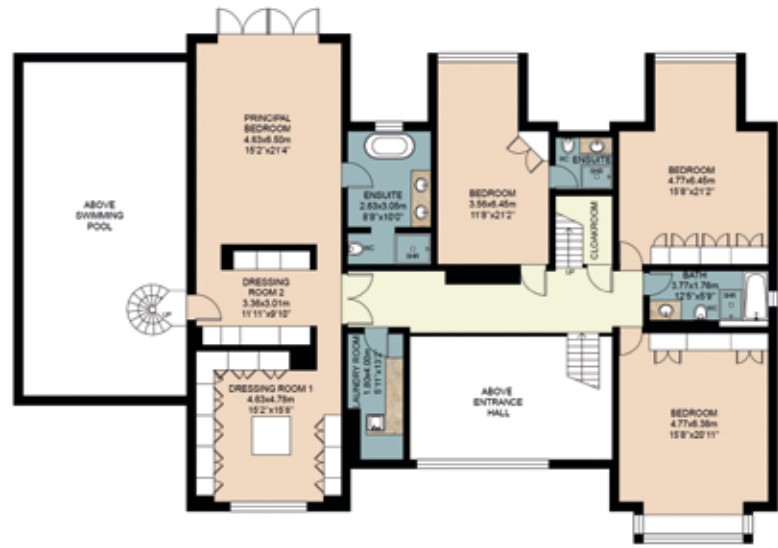
Local Authority:	South Oxfordshire District Council www.southoxon.gov.uk
EPC:	C
Council Tax Band:	H
Tenure:	Freehold
Broadband:	Gigaclear
Services:	Mains gas and electricity; underfloor heating on all floors
Distances to:	- Goring & Streatley Station – 0.7 miles (<i>approx. 15 minutes walk</i>) - Reading – 10 miles - London Paddington – from 50 minutes by rail - London Heathrow – 35 miles - Central London – 43 miles



Total Area: 7645 sq ft / 710.2 sq m
(excluding above swimming pool, above entrance hall)



Basement



First Floor



Second Floor



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What Three Words: /// scornful.cakewalk.sampled