



PHILIP  
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ESQ.



## Cherry Tree Cottage Collins End, Goring Heath, Oxon, RG8 7RN

£975,000

- Large sitting room with open fire and doors to outside
- Wood-burner and open fires augment the electric heating (off-peak tariff)
- First floor bathroom and ground floor shower room
- Plentiful off-road parking (potential for a garage STPP)
- Large open-plan country kitchen and dining room
- Historic property Grade II listed dating back to the 1600's (EPC exempt)
- Delightful well stocked garden with views over farmland
- 2 double and 1 single bedroom.
- Extended in the 1990's and nominated for a conservation award
- Short drive to Reading station

# Cherry Tree Cottage Collins End, Goring Heath RG8 7RN

A unique opportunity to embrace country living in this magical 3-bedroom Grade II listed cottage, set in almost half an acre of well stocked cottage gardens. Situated on the Hardwick Estate, an organic, sustainably managed Estate covering 900 acres in the Chiltern hills in South Oxfordshire, yet is within a short drive of Reading station providing swift access to London.



Council Tax Band: D



## ACCOMMODATION

Situated within the Hardwick Estate, this exceptionally pretty Grade II listed detached cottage offers everything for an idyllic country hideaway. Only 20 minutes drive from Reading Station but surrounded by organic farmland. Ample room inside for entertaining, with charming character features, and situated within its own 0.4 acre plot.

### Rural charm, and great for entertaining

This beautiful cottage has character throughout: exposed beams, open fires, flagstoned and quarry tiled floors downstairs, exposed floorboards upstairs, and notable features such as original wattle and daub panel, inglenook and bread oven. Vaulted ceilings add to the feeling of space. The reception rooms are large with good ceiling heights, made for gatherings with family and friends. Two of the bedrooms are good doubles and the single is a gorgeous, cosy room, always popular with visitors. When all the bedrooms are full, the versatile living room can easily be used.

### Garden made for the enjoyment of peace and quiet,

The cottage sits in the middle of its large country garden. There are numerous places to sit, following the sun or shade as you wish, and when the rain comes, the greenhouse has space for comfortable chairs. There are extensive countryside views. The garden is completely private and not overlooked.

### Prime location and rare opportunity

The cottage is on the Hardwick Estate, an organic farm with a vibrant community, soon to be made a charity, protecting it for the future. The area is perfect for walking and cycling, with many rights of way. Reading Station, with all of its transport connections, is only 20 minutes drive away, making it very easy to reach London. The cottage was last sold in 1992 and the last time a house was sold in Collins End was more than 20 years ago so this presents a very rare opportunity for someone to secure a wonderful way of life in a unique cottage.

### Additional information

1) The cottage roof is part thatched, part tiled. The thatch was completely renewed in 2017. New thatch roofs can be expected to last 30 years. The current owner has a good relationship with the thatcher and more information can be provided. Thatched roof properties require specialist insurance, and more information can be provided.

2) The approach to the cottage is on a wide grassy track from the parking area. The current owners love this approach, as it enhances the secret hideaway feel of the cottage. A driveway (and garage in the plot) could be put in subject to consents.

## LOCATION

Living in Collins End/Hardwick Estate

Collins End is a peaceful Hamlet in South Oxfordshire, in the parish of Goring Heath, and located roughly 6 miles NW of Reading. It is characterised by a series of charming homes in a rural setting as part of the Hardwick Estate.

There is fantastic walking directly from the property, through the rural surroundings, and with bridlepaths for mountain biking and equestrian pursuits. The River Thames in Pangbourne is only a few miles away. The Highwayman Inn in nearby Exlade Street is a fantastic pub restaurant with a garden, only 2.5 miles away. The Sun at Whitchurch Hill is 1.5 miles away and the Greyhound in Whitchurch-on-Thames is 1.8 miles away.

Reading rail station is only 6 miles away, with excellent fast connections to London, including the Elizabeth line with its direct links to the West End, City and Canary Wharf.

Nearby Goring Heath benefits from a village hall and the historic 18th century Allnut Almshouses. The village of Woodcote offers a good selection of day-to-day amenities including a supermarket, independent shops, a health centre, two Pubs and a garden centre. The town of Pangbourne provides more comprehensive facilities including a High Street, two ATM machines, Post Office, a variety of restaurants and historic public houses.

Slightly further afield, Reading, Henley and Wallingford all offer the range of facilities that one would expect.

The nearby M4 provides efficient access to the motorway network, London and its airports as well as access to the A34 for Oxford or the South.

Reading Station - 6.0 miles

Goring and Streatley railway station - 4.3 miles

Pangbourne station - 3.6 miles

Shopping in Pangbourne - 3.2 miles

Goring - 4.6 miles

Woodcote - 2.3 miles

Henley-on-Thames - 8.9 miles

Wallingford - 9.0 miles

London Heathrow Airport - 33 miles

M4 motorway - approx 10 miles (junctions 10, 11, 12)

The area offers a good range of state primary and secondary schooling together with a good selection of independent schools including The Oratory, Pangbourne College, Moulsoford Prep, Cranford House, St. Andrew's and Abingdon Boys.

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What3words house///martini.spinning.poses

### Services

Mains electricity and water

Private drainage

Electric heating: night storage heaters, panel heaters and immersion heater

Multi fuel stove for hot water and 4 central heating radiators.

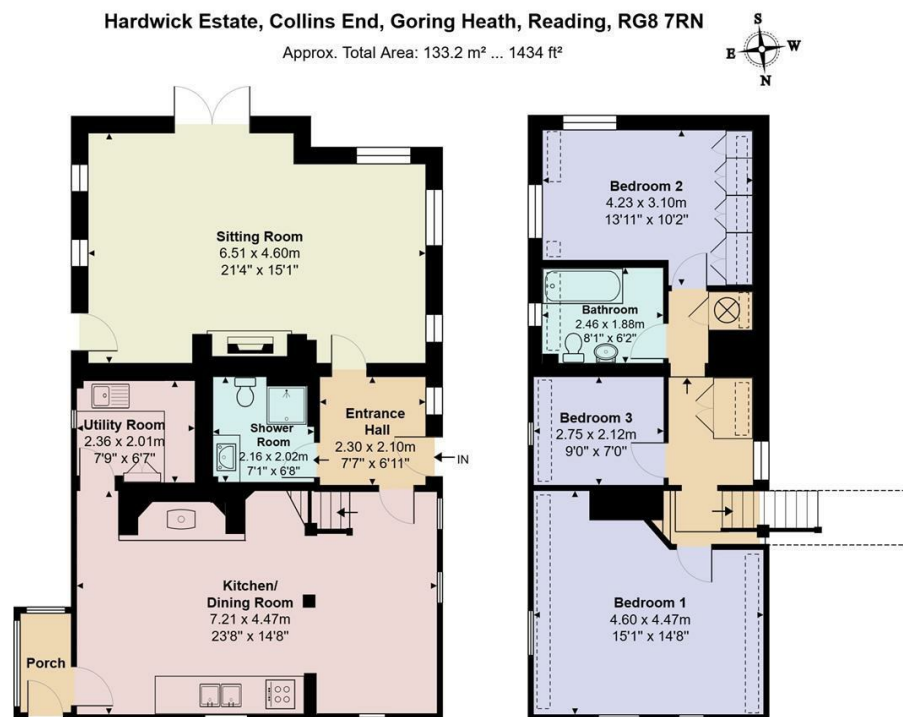
Superfast broadband

South Oxfordshire District Council

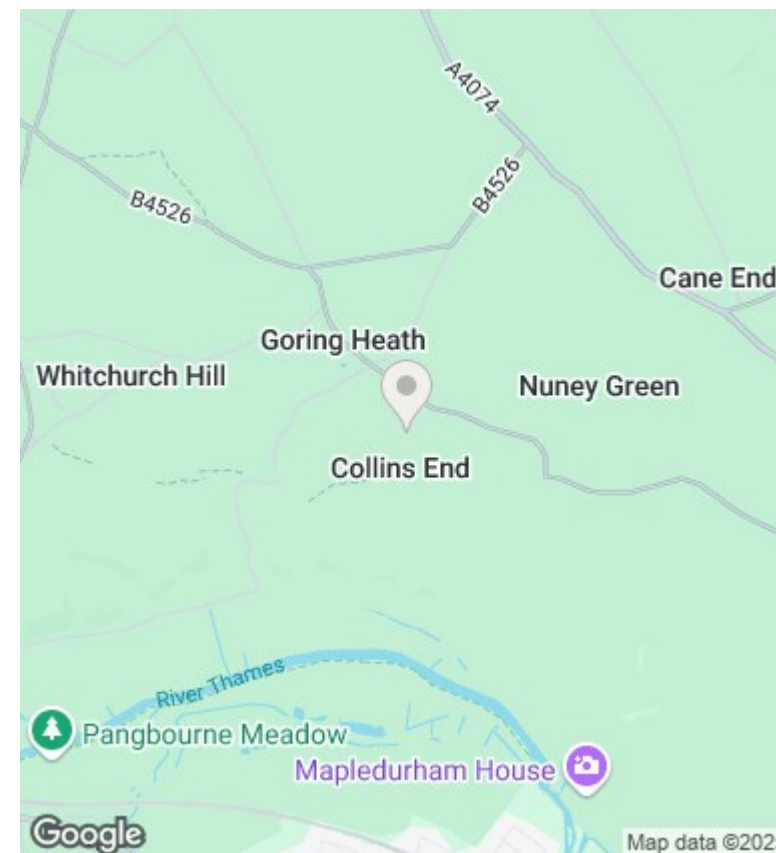
Council Tax Band: Currently Band D (may change due to increase in size from 2 to 3 bedrooms)







Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only.



## Directions

Leave Henley via Gravel Hill passing Badgemore Park Golf Club and Greys Court. Continue across Greys Green to the junction a Bolts Cross. Turn left on the B481 towards Reading and across Peppard Common. Down in the dip turn right into Gallowstree Road and across the crossroads and continue for 2 miles. Turn right (A4074) and then turn left signposted Goring. Bear left signposted Goring Heath and after 1/2 a mile turn left. After a few hundred yards turn right, by the telegraph pole, where the property will be found on the right.

## Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.