



DUNVEGAN HOUSE

TOWNSEND ROAD ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE





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Goring-on-Thames High Street 1 mile ♦ Goring & Streatley Railway Station 1.3 miles
♦ Wallingford 5 miles ♦ Reading 9.5 miles ♦ Henley-on-Thames 13 miles ♦
Newbury 14 miles ♦ Oxford 18 miles ♦ M4 (J12) 10 miles ♦ M40 (J6) 15 miles
(Distances approximate)

Privately situated in this desirable private tree lined road on the elevated fringe of the village overlooking glorious farmland and a far-reaching rural landscape, yet just a short walk to The River Thames, extensive high street shops in Goring-on-Thames, well revered primary school, mainline railway station providing direct access to London within the hour, and yet also conveniently placed for Oxford, Reading, and the M4 & M40.

A stunning Edwardian residence, built in 1902, of appealing design most reminiscent of this much favoured 'Arts & Crafts' architectural era, originally built by renowned master craftsman 'Smallbones', sympathetically and tastefully extended, providing traditional yet contemporary open plan modernised accommodation, with 5 bedrooms, including 1 master bedroom suite, 3 bathrooms, and 6 reception rooms, set in privately gated mature gardens & grounds of approximately 0.53 of an acre, with a separate double garage.

Careful planning and attention has been provided to combine modern open plan living with that of a rather more traditional nature also, whilst embracing the delightful mature gardens and grounds and encapsulating an al fresco lifestyle, providing for an exquisite family home.

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| ♦ Quintessential English Riverside Village Within Close Walking / Driving Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour | ♦ Wide Impressive Walled & Gated Entrance Driveway | ♦ Part-Galleried Landing |
| | ♦ Enclosed Entrance Porch | ♦ Airing Cupboard |
| | ♦ Part-Galleried Reception Hall / Sitting Room With Fireplace | ♦ 2 Store Cupboards |
| | ♦ Cloakroom | ♦ Master Bedroom Suite With En-Suite Shower Room |
| | ♦ Kitchen With Fitted 'Griggs & Mackay' Kitchen & 'La Canche' Range | ♦ 4 Further Bedrooms |
| | ♦ Breakfast Room | ♦ Family Bathroom |
| | ♦ Utility Room With 'Griggs & Mackay' Fitted Units | ♦ Internally Extending To Approximately 3,013 Sq Ft |
| | ♦ Dining Room | ♦ Stunning Mature Gardens & Grounds Of Approximately 0.53 Acre Adjoining Open Farmland |
| | ♦ Snug With Fireplace Surround | |
| | ♦ Family Room / Study With Fireplace | ♦ Detached Garage Extending To Approximately 419 Sq Ft |
| | ♦ Rear Hall | |
| | ♦ Rear Covered Loggia | ♦ In All Extending To Approximately 3,433 Sq Ft |
| | ♦ Drawing Room With 'Art Deco' Style Bar | |
| | ♦ Shower Room | |
| ♦ An Exquisite Edwardian Residence Of Striking 'Arts & Crafts' Architectural Design Built By Renowned Master Craftsman 'Smallbones' With Impressive Contemporary Notes & Cultivated Gardens Set In Approximately 0.53 Of An Acre Overlooking Delightful Farmland, Extending To Approximately 3,433 Sq Ft In Total | | |
| ♦ Panoramic Views Over Private Gardens & The Adjoining Farmland | | |

SITUATION

The picturesque village of Streatley on Thames lies in a valley on the Berkshire side of the river between Reading and Oxford, facing Goring on the Oxfordshire side. The surrounding countryside is designated an area of 'Outstanding Natural Beauty' and historically this was a natural crossing point of the river, set between the Berkshire Downs and Chiltern Hills, known geographically as the 'Goring Gap'. The interesting High Street, which forms the central part of the village running down to the river and the bridge across to Goring, is now a 'Conservation Area' where there are a wealth of period properties many of considerable architectural merit including a thatched cottage, a beautiful William and Mary house and an Elizabethan Farmhouse, supposedly haunted by a lady in white. Following the building of the railway through the Thames Valley by Isambard Kingdom Brunel in approximately 1840, the villagers of Streatley decided the railway should go on the Goring side with the result now that while Streatley has changed little, the village of Goring on Thames has grown substantially and is now the larger village.

In the village there is a parish church with Norman origins, a luxury riverside four star hotel, The Swan, which also offers a leisure and fitness club and at the top of the High Street is the Bull Inn which was an old coaching inn when the Royal Mail stopped en-route between Oxford and London. There is also a prestigious golf club, established over one hundred years ago, set amidst beautiful rolling countryside.

The village also boast its own very well regarded Streatley Primary School, with the outstanding secondary school, 'The Downs', being in catchment for the village also, and having its own bus route. In addition to having well revered local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

Behind Streatley the ground rises steeply where the Berkshire Downlands meet the wide Thames Valley and from the top there are panoramic views far into Oxfordshire. The woodland and hills surrounding Streatley have been acquired in recent years by the National Trust and the extensive bridleways and footpaths are now open to the public.

Across the river, the larger village of Goring-on-Thames offers a wide range of amenities and facilities including shops, modern health centre, traditional inns, a hotel, library, dentist and importantly a main line railway station providing excellent commuter services to Oxford, Reading and up to London (Paddington). There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M40 and M4 motorways, the latter linking directly to Heathrow.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence in shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.





PROPERTY DESCRIPTION

Nestling within the beautiful riverside village of Streatley-on-Thames, just a short hop to the river Thames, village shops and restaurants, schooling, and mainline railway station, which provides direct access to London within the hour, Dunvegan House is a most charming and architecturally imposing Edwardian residence, peacefully set back off a private tree lined road behind a walled and gated frontage with mature hedging affording great privacy and seclusion, in an elevated setting, with expansive mature gardens and grounds backing on open farmland.

Proudly displaying its historical roots associated with the much-favoured early Edwardian 'Arts & Crafts' era, the property has appealing red brick elevations with whitened rough cast rendered upper, under a pitched and interestingly gabled clay tile roof with matching clay tile roofs to projecting window bays and timbered side loggia, with a gabled enclosed porch to the front. Throughout the property, many interesting

historical fixtures are to be found, including a wealth of beams and fireplaces, and more ornate details including the original Smallbones chimney breast hatch, and entrance bell and elaborate and attractive lock casing. The wide tall glazing to the property draws in great natural throughout, further enhanced by the creative additions to the property that have taken shape over the years, affording a most pleasing blend of open plan living with that of a rather more traditional air throughout, whilst embracing and harnessing the mature gardens and far-reaching views over the adjoining farmland. More modern and contemporary stylish fixtures and fittings play tribute to the origins of the property, with a stunning Griggs & Mackay' kitchen and utility room with 'La Canche' range cooker at the very heart of the house setting the tone, whilst the 'Art Deco' style bar in the drawing room adds a very engaging and fun element to living there.

A most stunning offering and stylish residence, internally the well-appointed accommodation extends to approximately 3,013 sq ft, affording a wonderful opportunity to acquire such a delightful home within this most favoured riverside village.







OUTSIDE

Privately approached of this peaceful tree lined road, a long gravelled driveway opens through wrought iron dual gates flanked by a walled and mature clipped hedged frontage, splaying off to one side to afford spacious parking, and to the other, running along to the detached double garage and rear of the property. The gravelled driveway is flanked by a wide lawned garden to the front, with colourful planting to the borders, providing a most attractive approach to the property, and leading on foot to either the covered front porch or covered side loggia.

Across the back of the house, a wide and deep stone flagged garden terrace overlooks the gardens and

farmland beyond, with open access from the house providing private inside outside flow, perfect for 'Al Fresco' dining.

The gardens truly are wrap around gardens, running around the house itself, whilst mainly laid to the rear of the house, attractively hedged on all sides for great privacy and seclusion, and interspersed with an extensive array of shrubs, trees, and colourful planting, with a large central lawned area sweeping down to the rear boundary which frames the stunning rural views over the adjoining farmland and beyond.

Delightfully attractive and most peaceful, with simply stunning rural views, the gardens & grounds must be viewed to be fully appreciated, and in total extend into approximately 0.53 of an acre.



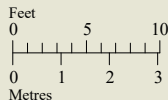


Dunvegan House, Townsend Road, Streatley on Thames, RG8 9LH

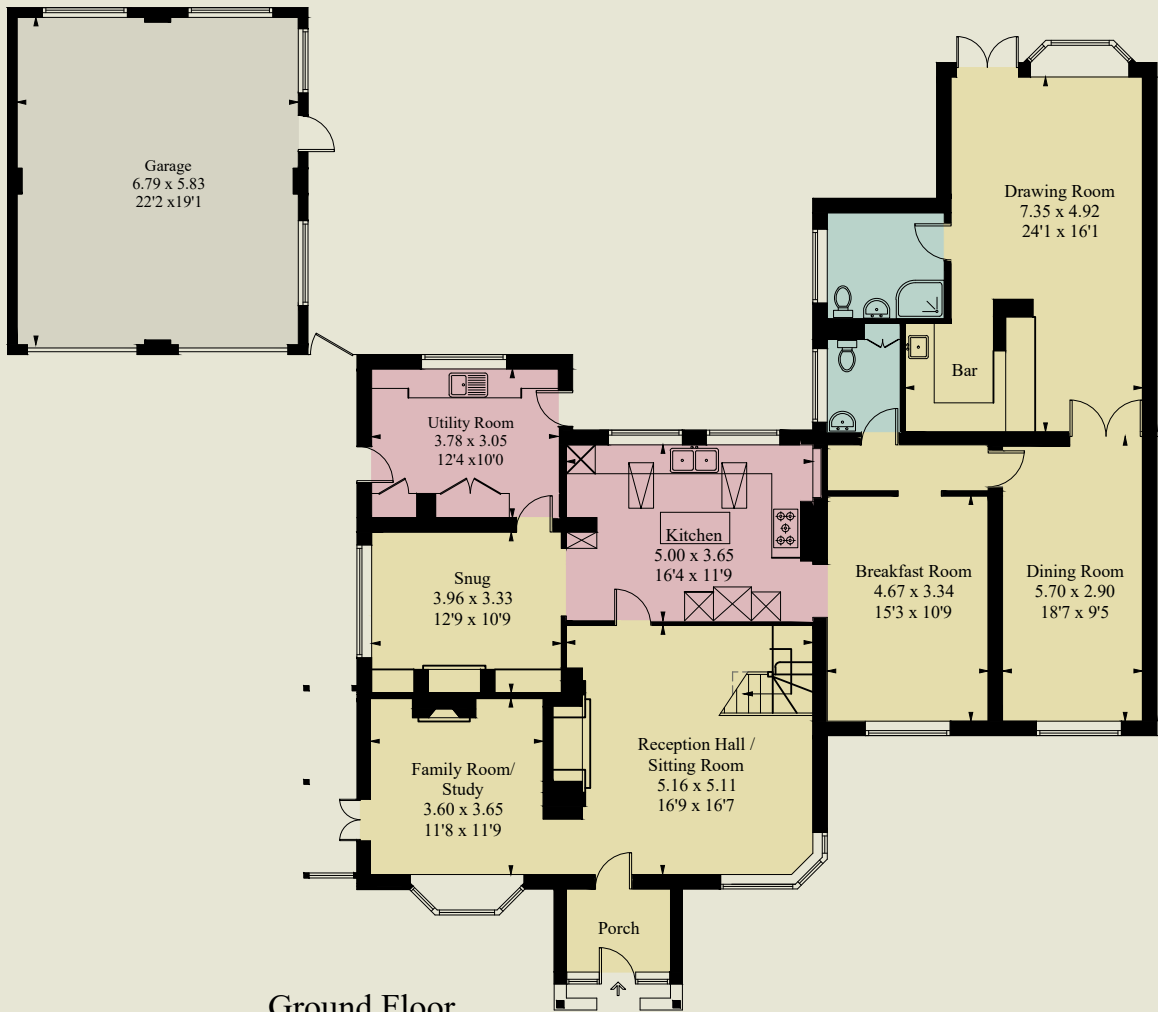
Approximate Gross Internal Area = 280 sq m / 3013 sq ft

Garage = 39 sq m / 419 sq ft

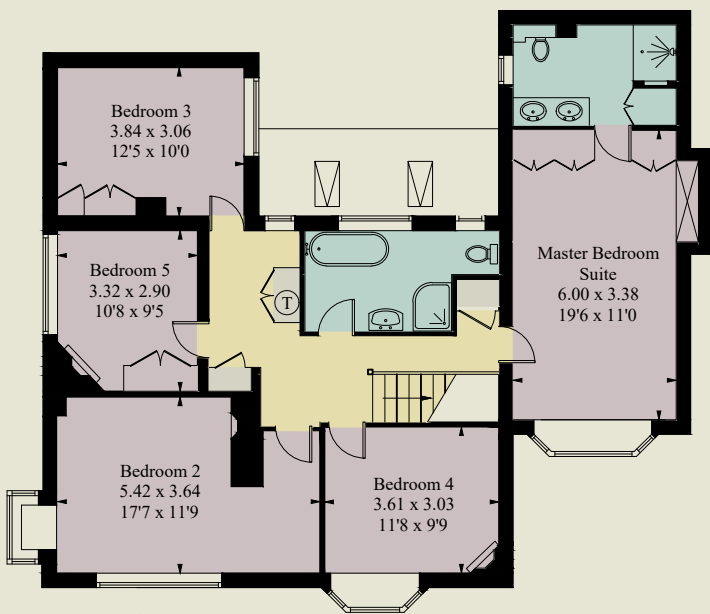
Total = 319 sq m / 3433 sq ft



= Reduced head height below 1.5 m



Ground Floor



First Floor

CREATESPACE DESIGN ref 174

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains electric, gas, and water are connected to the property. Gas fired part-underfloor central heating and hot water. Private drainage. GigaClear Ultrafast broadband connect, with speeds available up to 900mbs.

Energy Performance Rating: Booked

Postcode: RG8 9LH

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring-on-Thames, turn left and proceed over the river bridge towards Streatley-on-Thames. Once at the top of the High Street, bear right onto the Wallingford Road. After passing the junction with the A417 Wantage Road take the next and last turning left just before leaving the village into Townsend Road. Dunvegan House will be found a short way along on the right-hand side.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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