



# THE OLD STABLES

LOWER BASILDON ♦ BERKSHIRE

**Warmingham**  
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# THE OLD STABLES

LOWER BASILDON ♦ BERKSHIRE

Goring on Thames - 1¼ miles ♦ Reading - 9 miles ♦ Henley on Thames - 13 miles  
♦ Wallingford - 4 miles ♦ Oxford - 16 miles ♦ Newbury - 14 miles ♦  
M4 motorway (J.12 at Theale) - 8½ miles ♦ M40 motorway (J.6 at Lewknor) - 14 miles  
(Distances approximate)

Situated in a beautiful setting at the foot of the Berkshire Downs between Streatley-on-Thames and Lower Basildon, overlooking open countryside in an “AONB” across the River Thames to the Chiltern Hills which forms a scenic backdrop on the Oxfordshire side of the river. A stunning residence with Georgian origins of considerable character and charm, part of an historic estate, known as ‘The Grotto’, with private gardens and grounds of approximately 0.55 of an acre, affording inspired accommodation extending over 3 floors and totalling approximately 2,820 sq ft. Conveniently located within a short drive to schools, extensive shops and amenities, and mainline railway stations at Goring & Streatley and Pangbourne providing access to London in well under an hour.

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♦ An Exquisite Period Family Residence with Wonderful, Elevated, Far-Reaching Views From Every Room Across The River Thames to the Chilterns

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♦ Close to The River Thames, Extensive Amenities, Outstanding Schooling, Mainline Railway Stations To London Paddington In Well Under An Hour

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♦ Driveway with Electrically Gated Entrance into a Private Courtyard Area with further Private Rear Gated Driveway

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♦ Grand Galleried Reception Hall  
♦ Cloakroom / Laundry / Shower Room  
♦ Kitchen / Breakfast Room With Range Cooker  
♦ Utility / Boot Room  
♦ Grand Panelled Dining Room  
♦ Family Room  
♦ Store Room  
♦ Spacious ‘Al Fresco’ Balcony

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♦ Study / Library

♦ Sitting Room With Open Fireplace & Juliet Balcony

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♦ Master Bedroom Suite With En-Suite Bathroom, Dressing Room & Juliet Balcony

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♦ 4 Additional Double Bedrooms

♦ Family Bathroom

♦ Family Shower Room

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♦ Generous Room Proportions Extending Internally To Approximately 2,820 Sq Ft

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♦ Mature Gardens & Grounds Of Approximately 0.55 Of An Acre





## SITUATION

Situated in scenic countryside designated an 'A.O.N.B' and set between the small village of Lower Basildon and Streatley on Thames at the foot of the Berkshire Downs, overlooking the Thames Valley and the Chilterns on the Oxfordshire side of the river. This is a walker's paradise.

Comprehensive everyday amenities and facilities including shops, banks, health centres, and libraries are available at Goring on Thames and Pangbourne with both villages also having mainline stations providing fast commuter services to Reading and up to London (Paddington in well under the hour). Road communications are also excellent with Reading, Oxford and Newbury all easily accessible, as are the M4 & M40 motorways. There are excellent local primary schools at Streatley and Upper Basildon.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence in 2021, which together with the completed electrification of the line, has significantly improved travelling times to East and West destinations.

In addition to having well revered and outstanding local state primary and secondary schools, the area is also extremely well served by an excellent range of private schooling, of particular note: Cranford House School; The Oratory Preparatory and senior Schools; Moulsoford Preparatory School; St Andrews Preparatory School; Pangbourne College; Brockhurst & Marlston House; Downe House; Rupert House School; Shiplake College; The Abbey Schools; Bradfield College; The Manor Preparatory School; Abingdon Preparatory and senior Schools; Radley College; and St Helen & St Katharine.

On the edge of Lower Basildon stands the historic Grade I Listed Basildon Park, now owned by the National Trust and open to the public, as is Beale Park, which extends along the banks of the river with its many exotic animals and birds, huge play area, lake and miniature railway. Near the river in Church Lane is the historic 13th century Parish Church of St Bartholomew also Grade I Listed.

'The Grotto' Estate is situated approximately 1¼ miles south of Streatley, approached via a cul-de-sac and standing on high ground directly overlooking a particularly picturesque stretch of the River Thames. The main house was built in the late 1760s for the Viscountess Fane, with the stabling and coach house complex added in around 1820. The Old Stables is thought to have accommodated stabling, coachmen and a hay loft above, and still incorporates the original stable yard.

Streatley-on-Thames, within walking distance on the Berkshire side of the river, is another picturesque village surrounded by hills and woodland now mainly owned by the National Trust. Overlooking the lock and weir, and the picturesque bridges crossing into Goring, is the recently renovated, luxury 4-star, riverside 'Swan at Streatley' hotel, offering facilities including the Coppa Club, leisure, well-being and fitness.

Across the river, the larger village of Goring-on-Thames offers a wide range of amenities and facilities including shops, a modern health centre, traditional inns, a hotel, library, dentist, and importantly, a main line railway station providing excellent commuter services to Oxford, Reading and London (Paddington).







#### PROPERTY DESCRIPTION

The Old Stables is one of a number of period properties originally comprising the stabling and coach house complex owned by 'The Grotto', which are now approached via a cul-de-sac. The property is believed to have originally been stabling and coachman's accommodation dating back to the Georgian era, and has attractive period elevations, with classic early Victorian notes to the later conversion evident.

Featuring white, brick elevation to the front with large sash windows and an oriel window under the central gable, and to the rear, attractive blue and red brick elevations. Two Juliet balconies, and a further spacious 'Al Fresco' balcony terrace off the kitchen / breakfast room, provide stunning far reaching views, including over the property's gardens.

Charming period features are found throughout the internal accommodation, which is focussed around a central, full height, galleried hall and landing, detailing a wonderful staircase and wide, tall windows, with all rooms leading off, where an abundance of traditional, period features blend seamlessly with that of a rather more contemporary air.

Recently, the property has undergone extensive refurbishment and modernisation, creating a stunningly characterful yet contemporary home which extends to approximately 2,820 sq ft. It affords a skilful offering of both traditional living, and that of a rather more modern air, embracing its lovely gardens, grounds and private surroundings.

A simply wonderful opportunity afforded, and quite rare indeed to the open market, The Old Stables must be viewed to be fully appreciated.







#### OUTSIDE

The property sits privately nestled away within the heart of the original 'Grotto' estate, behind high timber electrically operated gates, which open onto the private, traditional coachman's courtyard, affording a delightful approach and ample parking. Just past the property, a shared private lane serving but a few properties, wraps its way behind the house, leading to the main rear gardens and additional rear gated driveway.

The main gardens are simply wonderful, most mature and private, and afford stunning views across the valley beyond. Extensive lawns and a wealth of shrubs and trees, provide great interest and an attractive haven in which to relax and enjoy nature.

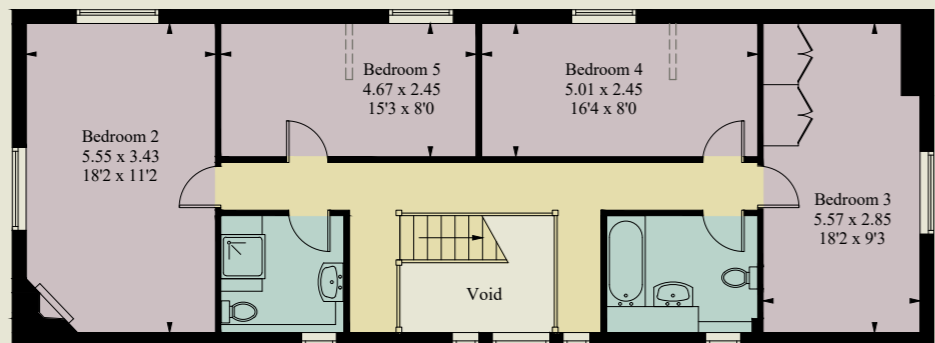
Simply stunning, beautifully mature and well cared for, the gardens themselves are only enhanced by the peaceful setting, and in all, extend to approximately 0.55 of an acre.



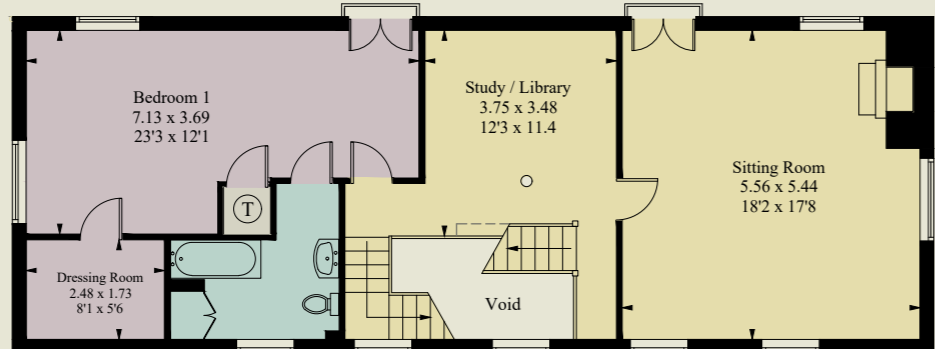


# The Old Stables, Lower Basildon, RG8 9ND

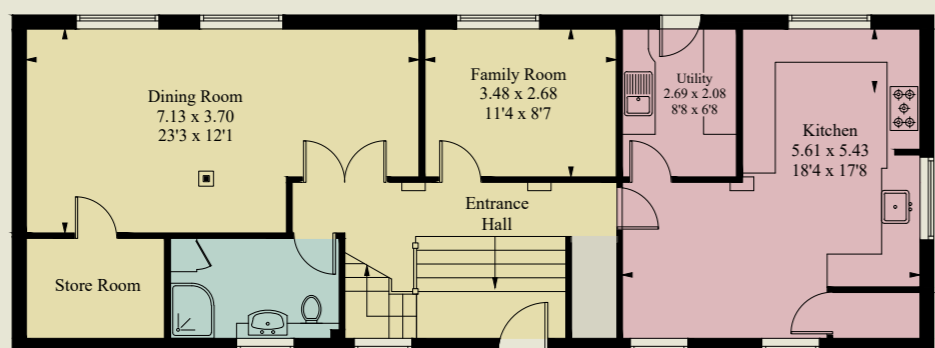
Approximate Gross Internal Area = 262 sq m / 2820 sq ft



Second Floor

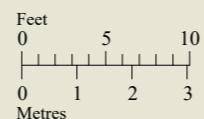


First Floor



Ground Floor

= Reduced head height below 1.5 m



## GENERAL INFORMATION

**Services:** Mains water and electricity are connected to the property. Shared Private drainage with complete new system installed in 2022. Central heating and domestic hot water from oil fired boiler.

**Energy Performance Rating:** F / 31

**Postcode:** RG8 9ND

**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 turn left and proceed down the High Street across the river bridge and up to the top of Streatley High Street. At the traffic lights, bear left for Pangbourne, and after 1¼ miles, turn left into a cul-de-sac where The Old Stables will be found tucked away to the rear on the left 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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CREATESPACE DESIGN ref 130

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



