



WEST LINKS COTTAGE

STREATLEY ON THAMES ♦ BERKSHIRE



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Goring Station 0.75 miles ♦ Wallingford 5 miles ♦ Reading 9.5 miles ♦ Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 18 miles ♦ M4 at Theale (J.12) 10 miles ♦ M4 at Lewknor (J.6) 15 miles (Distances approximate)

West Links Cottage sits in an advantageous position with wonderful far reaching views. Offering 2 bedroom accommodation, this single storey semi detached property sits elevated within ¼ acre of grounds. On the fringe of Streatley close to the Golf Course and conveniently located for The River Thames, village pub, and primary school, yet also but a short drive to a railway station providing access to London in under the hour.

The property is also a potential building plot or the opportunity to extend subject to planning permission and some modernisation.

- ♦ Kitchen
- ♦ Sitting /Dining Room

- ♦ Bedroom with built-in Wardrobes and Terrace Access
- ♦ Second Bedroom

- ♦ Shower Room
- ♦ Utility Room with Cloakroom

- ♦ Carport
- ♦ Driveway

♦ In All Extending to Approximately 947 Sq Ft

♦ Mature Gardens & Grounds of Approximately ¼ Acre

- ♦ Potential building plot and extension opportunities subject to planning and some modernisation



SITUATION

The picturesque village of Streatley on Thames lies in a wide valley on the Berkshire side of the river between Reading and Oxford, opposite Goring on the Oxfordshire bank with the surrounding countryside designated an "Area of Outstanding Natural Beauty". Historically the two villages are located at a natural crossing point of the river, set between the Berkshire Downs and Chiltern Hills, known geographically as the 'Goring Gap' where the ancient Ridgeway path comes down to meet the river after its long journey across the Berkshire Downlands before continuing up onto the Chiltern Hills and the Icknield Way.

The interesting High Street, which forms the central part of the village running down to the river and the bridge over to Goring, is now a 'Conservation Area' with a wealth of period properties many of considerable architectural merit including a thatched cottage, a beautiful William and Mary house and an Elizabethan Farmhouse.

The village has a parish church with Norman origins, "The Swan" a luxury 4 star riverside hotel also offering a leisure and fitness club, and at the top of the High Street is the Bull Inn being an old coaching inn from the era when the Royal Mail stopped en route from London to Oxford. There is also a prestigious Golf Club, established over 100 years ago, set amidst beautiful rolling countryside. Streatley has a highly rated Primary School with a separate Nursery and is also in the catchment area for the much acclaimed Downs Secondary school in Compton.

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, choice of restaurants, Gourmet Deli, a riverside café, "Boutique" hotel, library, dentist and importantly a main line railway station providing excellent commuter services to Reading and up to London (Paddington) in under the hour and with connections for the future Crossrail services into central London.

Behind Streatley the ground rises steeply where the Berkshire Downlands meet the 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 there are extensive bridleways and footpaths open to the public.

Crossrail services from Reading which together with the electrifying of the line significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

West Links Cottage is a semi detached former stabling to the neighbouring property "Linksdown". With whitened pebbled dash elevations and clay tile roof it offers stunning views across to the open countryside which extend across the Thames Valley to The Chilterns.

Entrance is into the kitchen which is fully fitted and overlooks the pretty terrace. The sitting/dining has views of the front garden and beyond. There are 2 bedrooms, the main bedroom has fitted triple wardrobes and both have doors to the private terrace and there is a separate shower room.

The car port is gated and gives access to the property, plus utility room which has a cloakroom within.

Potential building plot and extension opportunities subject to planning and some modernisation.

This property has a unique setting and viewing is strongly recommended to appreciate its position, not least of which being the glorious views.

OUTSIDE

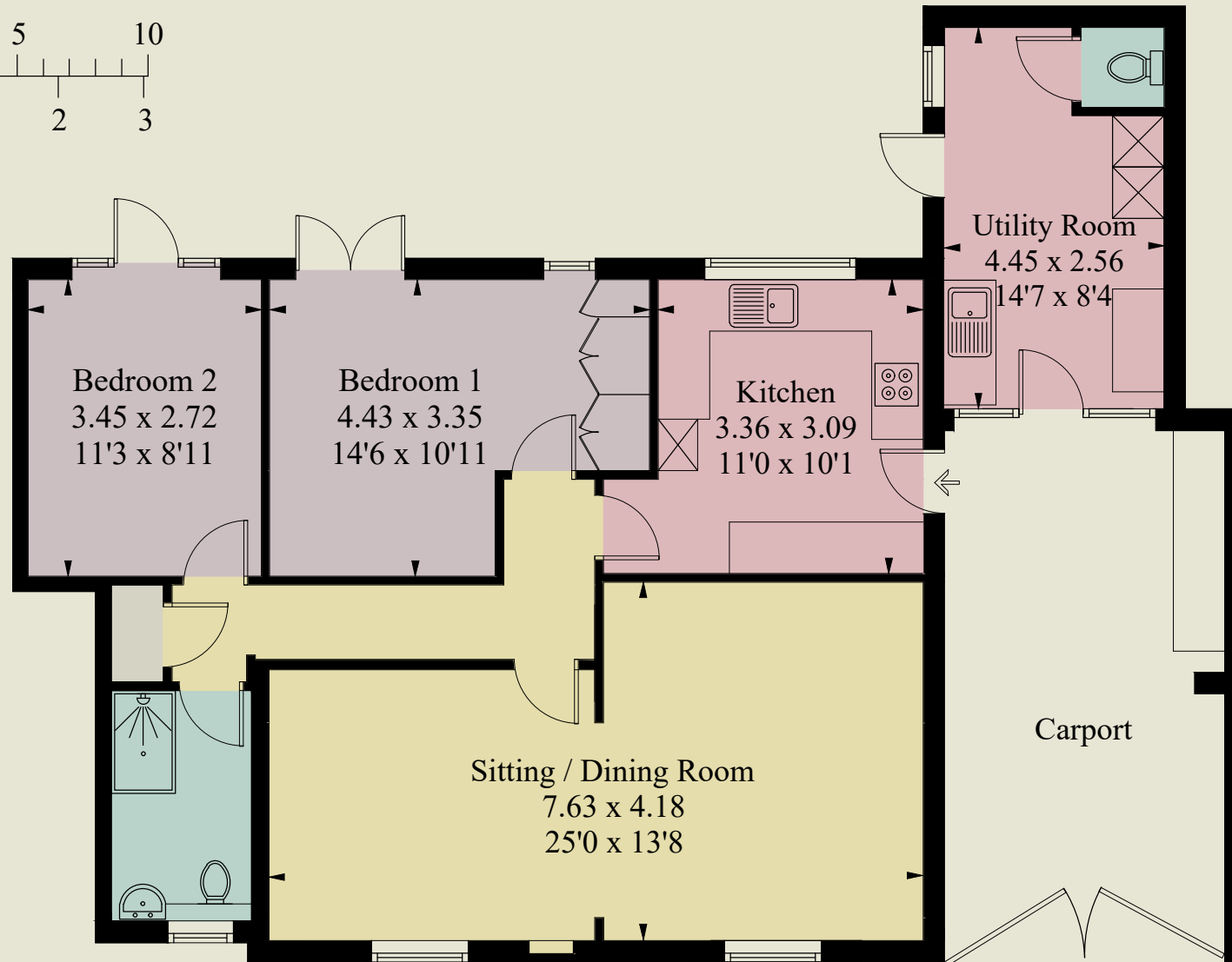
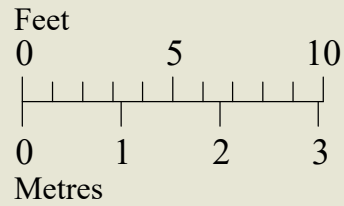
The property is approached over a private drive leading off Rectory Road which serves two other properties. At the top of the drive on the left hand side is the splayed entrance leading to West Links Cottage. Running across the front is a large lawned garden with pretty borders and driveway. Opposite the driveway is a separate garden accessed through a gate which overlooks the Chilterns and is flanked by mature shrubs.

The private terrace leads from the utility room and is a perfect opportunity for "al fresco" dining. Steps to the right of the drive then take you up and behind the property where the main garden is found. Mainly laid to lawn with some mature trees, the garden faces South West and offers some of the best uninterrupted views.



West Links Cottage, Rectory Road, Stratley-on-Thames, Berkshire, RG8 9QA

Approximate Gross Internal Area = 88 sq m / 947 sq ft



Ground Floor

CREATESPACE DESIGN ref 364

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



GENERAL INFORMATION

Services: Water, Gas and Electric are connected to the property. Central heating and hot water from gas fired boiler. Private septic tank drainage.

Council Tax: E

Energy Performance Rating: D / 64

Postcode: RG8 9QA

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, and after a short way along onto Wantage Road. In a further few hundred metres Rectory Road will be found off on the left. Continue on this road for approximately 1/3 mile and just before reaching the Golf Course the property will be found off on the left hand side. West Links Cottage is the first property at the top of the drive 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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