



TANGLEWOOD

STREATLEY-ON-THAMES ♦ BERKSHIRE

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TANGLEWOOD

STREATLEY-ON-THAMES ♦ BERKSHIRE

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 ♦ M40 at Lewknor (J.6) 15 miles (Distances approximate)

Backing on to National Trust land with far-reaching panoramic views to the front across to the Chilterns on the opposite side of the river Thames, a beautifully presented detached late Victorian house, dating back to circa 1890 having been sympathetically extended to offer generously proportioned 4 bedroom 4 reception, 3 bathroom accommodation boasting many architectural period features. Idyllically located in a most desirable location within this quintessential English riverside village, set in private and attractive mature gardens and grounds of approximately 0.50 of an acre with the added benefit of a detached home office, yet just a short walk to extensive amenities and schooling in the village and across the river in Goring-on-Thames, which also has a mainline railway station, providing direct access to London Paddington within the hour linking with the Elizabeth Line.

Beautiful traditional character features alongside a modern kitchen/family area and all embracing the delightful gardens and grounds with inside / outside living, encapsulating an 'Al Fresco' lifestyle, culminating in an exquisite family home.

- ♦ An Exquisite Late Victorian Residence Backing On To National Trust Land Of Striking Architectural Design, With Stunning Gardens of Approximately 0.50 Of An Acre With Wonderful Far-Reaching Panoramic Views Afforded
- ♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Detached Garage & Car Port
- ♦ Reception Hall
- ♦ Sitting Room
- ♦ Dining Room
- ♦ Family Room
- ♦ Kitchen / Breakfast Room
- ♦ Utility Room
- ♦ Cloakroom
- ♦ Cellar
- ♦ Main Bedroom with Dressing Room and Ensuite Bathroom
- ♦ Guest Bedroom with Ensuite Shower Room
- ♦ 2 Further Double Bedrooms
- ♦ Family Bathroom
- ♦ Stunning Mature Landscaped Gardens & Grounds Of Approximately 0.50 Of An Acre Backing On To National Trust Countryside
- ♦ Detached Home Office
- ♦ In All Extending To Approximately 3,046 Sq Ft Inclusive Of Detached Garage
- ♦ NO ONWARD CHAIN



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

Tanglewood is a most charming and architecturally imposing Victorian residence, dating back to circa 1890, peacefully set back in elevated gardens which privately reside 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.

With traditional red brick elevations and decorative corbelling, the property combines Victorian features upgraded to modern standards, with engineered oak flooring, oak doors, sash style windows and log burner. The kitchen breakfast room gives a modern twist encompassing a family area and doors leading to the terrace embracing inside outside living. There is underfloor heating which continues through to the utility room. There are 3 further reception rooms, all featuring fireplaces. The cellar has bricked steps and is fully tanked.

Upstairs the main bedroom has a dressing area and ensuite with bath and shower. There is an additional bedroom with ensuite shower and 2 further double bedrooms plus family bathroom.

The property has been carefully preserved and extended in more recent years with a great emphasis on natural light and embracing the beautiful mature gardens surrounding it, culminating in a most stunning home extending to approximately 3,046 sq ft internally.

A simply wonderful opportunity afforded to acquire such a unique and delightful residence, an early viewing of Tanglewood is highly recommended.

OUTSIDE

Tanglewood sits elevated from the road backing on to National Trust countryside, afforded simply stunning far-reaching panoramic views of the Chilterns on the opposing side of the river Thames.

Set in mature gardens and grounds of approximately 0.50 of an acre, steps lead up to the property with a bricked border roadside and planted front lawn.

The gardens feature a terrace and flat lawned area which comes off the kitchen breakfast room and showcase stunning borders with colourful planting. Further steps lead up to the detached bricked fully functioning home office. The remainder gardens are mature and feature many specimen trees as well as stunning views. At road level there is a single garage with adjoining car port for parking.



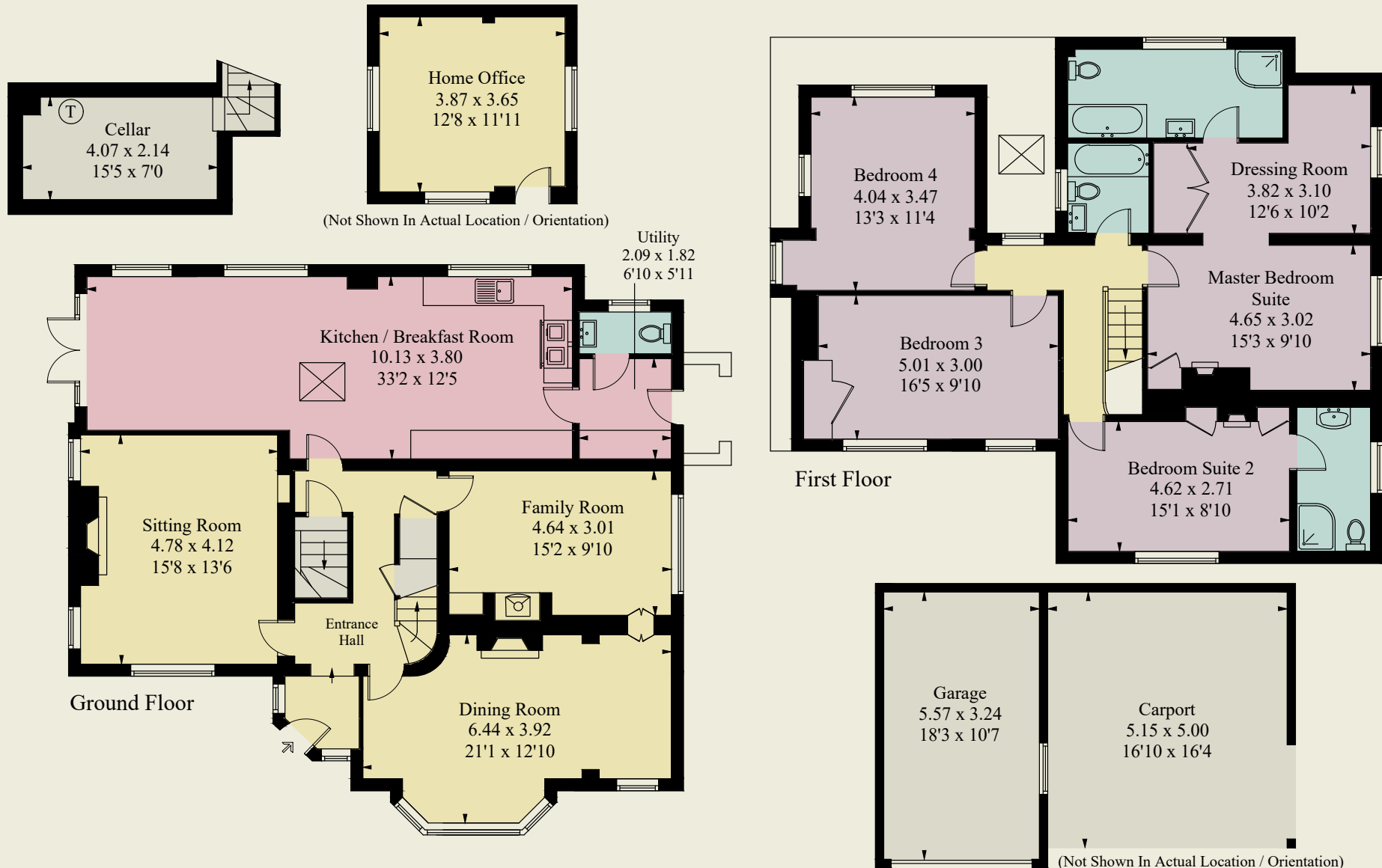


Tanglewood, Wantage Road, Stratley-on-Thames Berkshire, RG8 9LD

Approximate Gross Internal Area = 226 sq m / 2432 sq ft

Outbuildings = 57 sq m / 613 sq ft

Total = 283 sq m / 3046 sq ft



CREATESPACE DESIGN ref 390

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. Private drainage. Gas fired central heating and hot water, with underfloor heating to kitchen/breakfast and utility room.

Energy Performance Rating: 61 / D

Postcode: RG8 9LD

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 up to the crossroads at Streatley-on-Thames. At the crossroads, turn right, then take the next left turn, sign posted to Wantage. The garage and parking for Tanglewood will be found just over 100 metres along off 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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