



ACER LODGE

STREATLEY ON THAMES ♦ BERKSHIRE

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ACER LODGE

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)

Acer Lodge is a most attractive 5 bedroom detached house of 3,775 Sq Ft, quietly set back and offering accommodation on 4 levels. There is a decked terrace leading down to the mature garden. Within walking distance of the high street and 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.

♦ An attractive 5 bedroom detached house arranged over 4 levels

♦ Triple Glazed Windows throughout

♦ In All Extending To Approximately 3775 Sq Ft
Inclusive Of Detached Garage

♦ Reception Hall

♦ Kitchen Breakfast Room

♦ Study

♦ Family Room

♦ Sitting Room

♦ Main Bedroom Suite with Ensuite Shower Room

♦ 3 Further Double Bedrooms

♦ 2 Family Bathrooms

♦ Top floor offering Bedroom/Living Space

♦ Large Basement with utility area

♦ Detached Double Garage

♦ Gardens & Grounds to front and rear



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 is 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 and Coppa Club, 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 boasts 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 regarded 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, Moulsoford 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 Stratley the ground rises steeply where the Berkshire Downs meet the wide Thames Valley and from the top there are panoramic views far into Oxfordshire. The woodland and hills surrounding Stratley 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 Heathrow, London and beyond.



PROPERTY DESCRIPTION

Acer Lodge was built in the year 2000 and offers 5 bedroom accommodation over 4 floors and plenty of reception space including a large basement. Quietly set back offering privacy and seclusion, there are electric gates leading to the driveway which incorporates mature plating and a detached garage. It resides within a popular road in 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. The property offers wonderful views across the Thames Valley

A modern property featuring wooden flooring, Ash hardwood staircases and generous room sizes, Acer Lodge is a must see property and early viewing highly recommended.

OUTSIDE

A driveway leads down to the front of the property with ample parking and detached double garage with up and over door. There is much mature planting and front garden leading up to the boundary. Access to the rear garden can be from gates on both sides. From the living room is a raised decked terrace overlooking the garden, which is mostly laid to lawn with mature trees offering privacy.



Acer Lodge, Wantage Road, Streatley, Reading, RG8 9LA

Approximate Gross Internal Area = 270.6 sq m / 2913 sq ft

Basement = 50.5 sq m / 543 sq ft

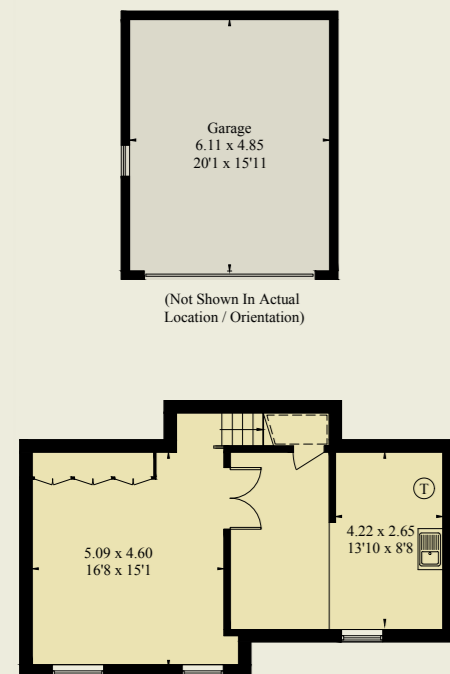
Garage = 29.6 sq m / 319 sq ft

Total = 350.7 sq m / 3775 sq ft

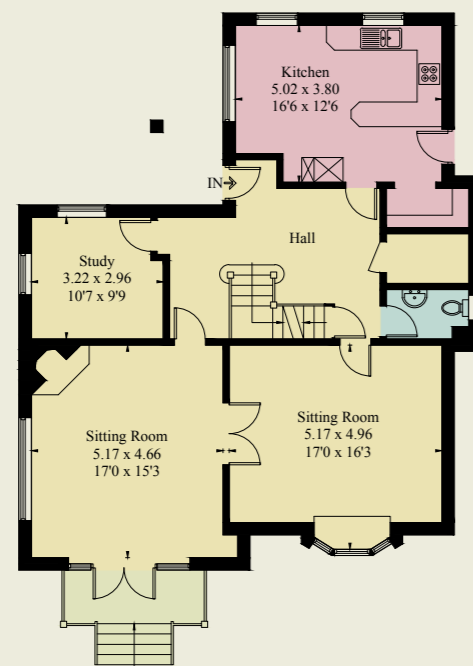
(Excluding Eaves / Void)



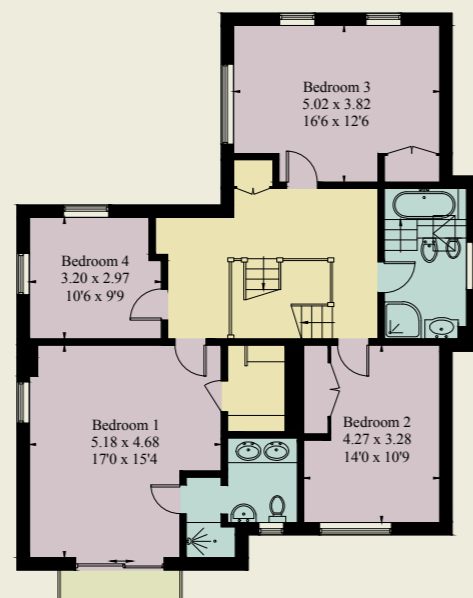
= Reduced headroom below 1.5m / 5'0"



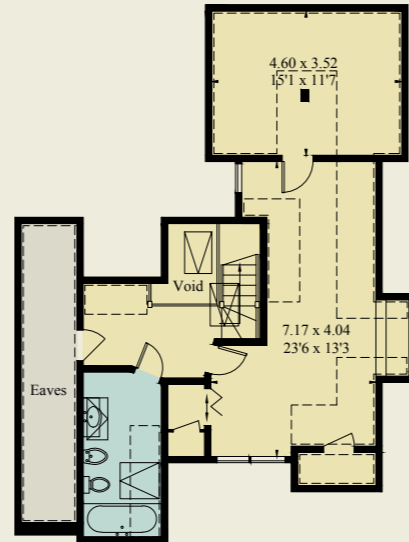
Basement



Ground Floor



First Floor



Second Floor



GENERAL INFORMATION

Services: Mains gas, electricity and water are connected. Private drainage. Central heating and domestic hot water from gas boiler. Secondary hot water supply from immersion heater.

High speed internet with upgraded wiring CAT 5 & CAT 6.

Council Tax: G

Energy Performance Rating: D

Postcode: RG8 9LA

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn left and continue along the high street and over the river bridge to Streatley High Street. At the traffic lights turn right and take the next left into Wantage Road. After approx. 400 yards, Acer Lodge will be found 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.

FLOORPLANZ © 2018 0203 9056099 Ref: 214555

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



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