



MADERA

STICHENS GREEN ♦ BERKSHIRE



MADERA

STICHENS GREEN ♦ BERKSHIRE

Streatley - 1½ miles ♦ Goring on Thames mainline Station - 2 miles

♦ Reading - 8 miles ♦ Newbury - 12 miles ♦ M4 at Theale (J12)

- 10 miles ♦ Wallingford - 6 miles ♦ Oxford - 20 miles

(Distances approximate)

In an unspoilt hamlet lying in a gentle valley surrounded by a scenic rural landscape designated The North Wessex Downs National Landscape within 1½ miles of Streatley on Thames and having excellent road and rail communications for Reading, the M4 and London.

A beautifully presented property, upgraded by the current owners and offering generous accommodation of 3,046 sq ft standing within stunning grounds of approximately ½ an acre with countryside views all around.

♦ Individually designed property with 4 bedroom accommodation

♦ Stunning wraparound grounds of ½ an Acre

♦ Reception Hall

♦ Kitchen

♦ Utility Room

♦ Family Room

♦ Sitting Room

♦ Study

♦ Galleried Landing

♦ Main Bedroom with En Suite Bathroom with Bath and Separate Walk In Shower

♦ 3 Further Double Bedrooms all with built-in wardrobes

♦ Family Bathroom with Walk In Shower and Separate Bath

♦ Detached Double Garage with Electric Doors

♦ Lawned Gardens and Grounds of approximately ½ an acre with rural views



SITUATION

Stichens Green is a small rural community which lies in a peaceful valley within The North Wessex Downs National Landscape on the edge of the Berkshire Downs close to the Thames Valley and the picturesque village of Streatley and its sister village Goring on Thames on the opposite bank of the River Thames in Oxfordshire.

The surrounding countryside largely owned by the Yattendon Estate is carefully maintained and controlled thus ensuring the tranquil rural lifestyle remains secure.

There are good road and rail communications close at hand with a mainline station in Goring providing fast commuter services up to London in under an hour. The M4 at Theale is a short drive and Oxford, Reading and Newbury are all within easy driving distance.

Goring on Thames also boasts an excellent range of shops and facilities together with Olde Worlde pubs, a highly regarded Bistro/Café, choice of restaurants, boutique hotel, doctors and dental surgeries. Streatley is surrounded by hills and woodlands now mainly owned by the National Trust. Fronting onto the river by the bridge crossing over to Goring is the luxury 4 star riverside hotel The Swan, renowned for its fine cuisine and leisure and fitness facilities and Coppa Club restaurant.

In the local area there are a good selection of private and state schools with Streatley boasting a highly rated primary school and Stichens Green is in the catchment for the much-acclaimed Downs Secondary School at Compton which has a Sixth Form.

Stichens Green is an unspoilt rural hamlet occupying a delightful location in a peaceful valley on the edge of the Berkshire Downs, surrounded by scenic countryside some 1½ miles west of Streatley. Close to a byway with footpaths up to The Holies and Lardon Chase, there are wonderful walking routes around. The picturesque village of Goring on Thames, lying opposite Streatley on the Oxfordshire side of the river, offers an excellent range of facilities including a mainline station with commuter services up to London (Paddington).

PROPERTY DESCRIPTION

Built in 1992, Madera is an individually designed detached property, presented to a very high standard. Having undergone complete renovation by the present owners, this includes new windows and doors, oak framed porch, contemporary oak and glass staircase, new LPG boiler and underground outdoor LPG tank, replumbing to include Apollo radiators, and bathrooms designed by Ripples and a kitchen by John Lewis of Hungerford. Entrance is into an open reception hall which has masses of light coming from glass panels and a stunning stained-glass window. The flooring is limestone tiles which run through into the family room at the far end and benefit from underfloor heating. There are handmade understairs cupboards for storage and a cloakroom. Both the study and sitting room have dual aspect and the sitting room has a wood burner and French doors for direct garden access. The kitchen is beautifully crafted with Miele appliances (including Miele multifunction oven, steam combination oven & sous-chef, and an induction hob with rising extractor fan), Perrin & Rowe kitchen tap and Corian countertops and leads into the utility room with stable back door. Upstairs, the main bedroom has built in wardrobes and a luxury ensuite with bath and walk-in shower. 3 further double bedrooms all have fitted wardrobes and the family bathroom has a bath and large walk-in shower. Offering views of the countryside from every aspect, Madera is a stunning family home.

OUTSIDE

The property sits in an elevated position and is approached off the quiet lane, onto a small shared driveway area, then onto the private driveway which leads to the detached double garaging and an extensive forecourt area, offering parking for several cars. The garage has 2 electric front doors, a rear door as well as loft storage. The gardens to the property wrap around the house, with open fencing and hedged boundaries overlooking beautiful country views from all directions. The front and side are mainly laid to lawn with pretty planting, shrubs and trees, including Horse Chestnut, Beech, Silver Birch, Cherry and Hazel. There is a large Garden Room which has a separate studio and mezzanine level, offering a sanctuary to enjoy the peaceful surroundings amongst a wild garden with wildlife pond. The kitchen and flower garden is located at the rear of the house and features a raised beds and pathways. To the side is a pond built into the hill and pretty terrace featuring bountiful borders. These wonderful gardens complement this beautiful home, making for the perfect country house.





Madera, Stichens Green, Stratley on Thames, Berkshire, RG8 9SU

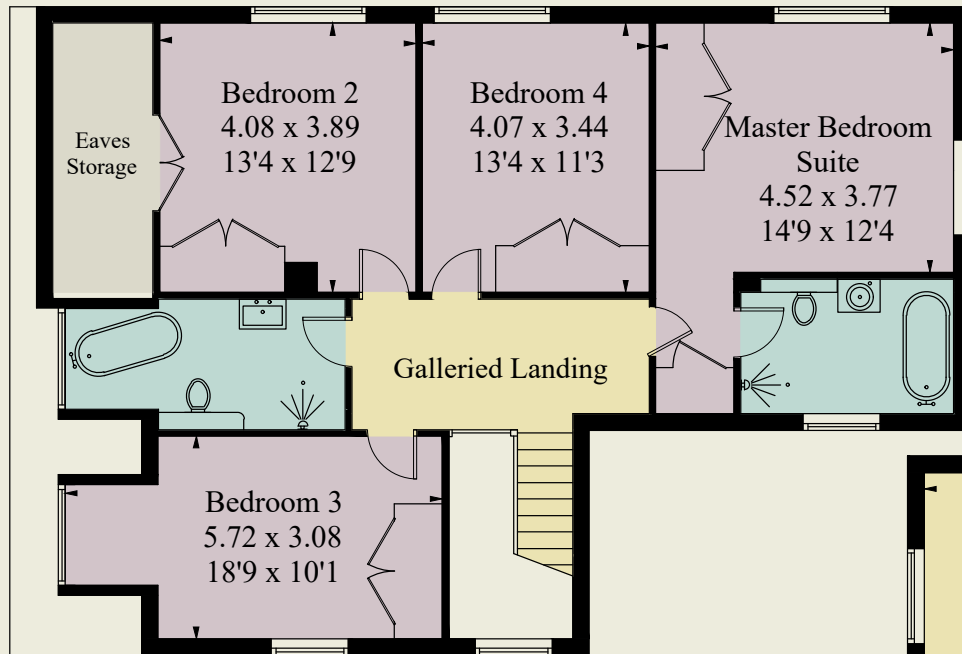
Approximate Gross Internal Area = 204 sq m / 2195 sq ft Limited Use Area = 6 sq m / 64 sq ft

Outbuildings = 64 sq m / 688 sq ft Limited Use Area = 9 sq m / 96 sq ft

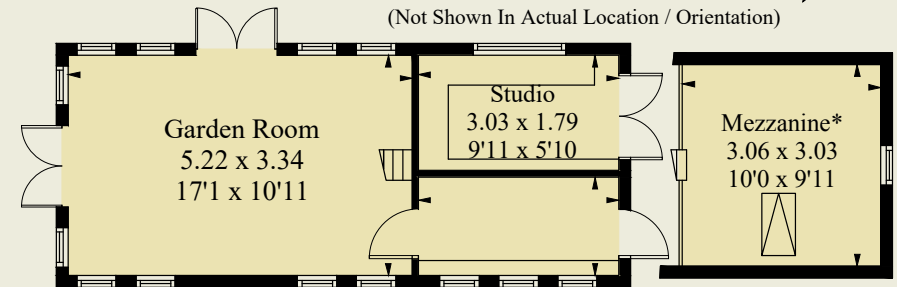
Total = 283 sq m / 3046 sq ft



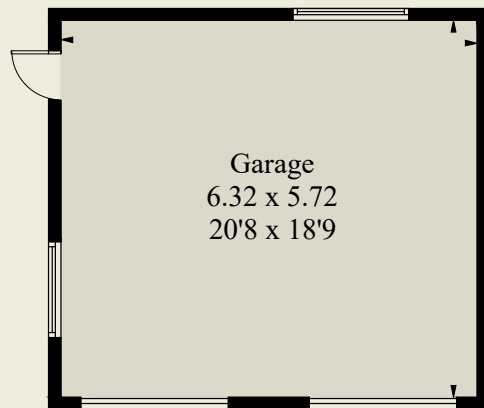
(Not Shown In Actual Location / Orientation)



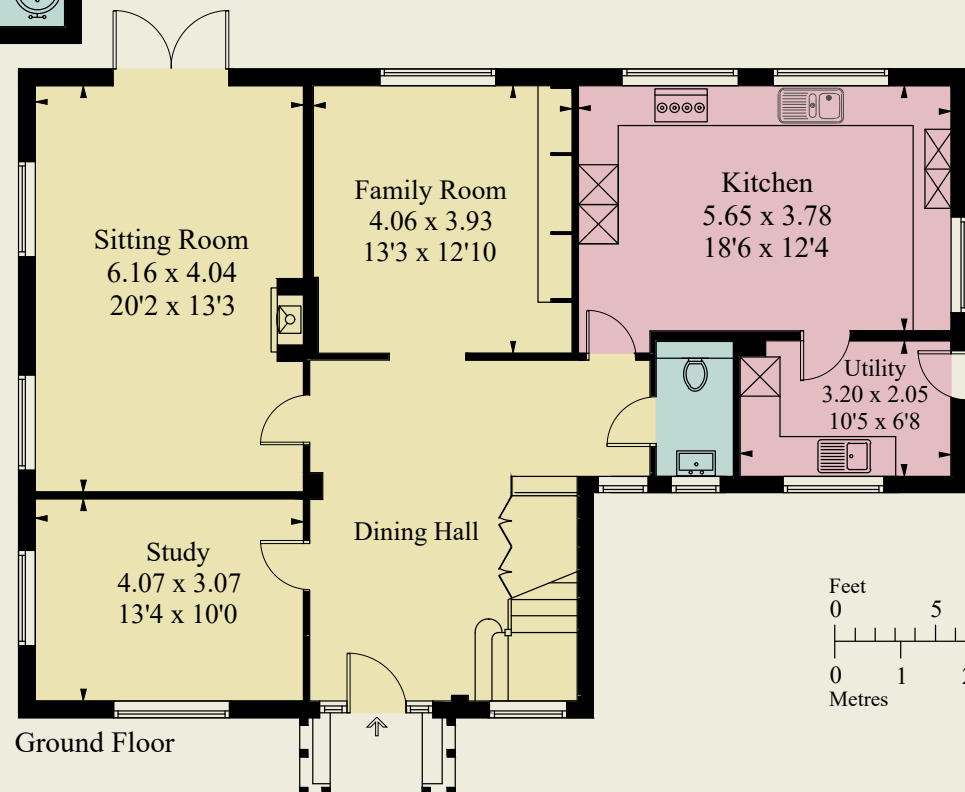
First Floor



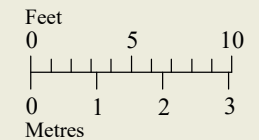
*Limited Use Area, Reduced head height below 1.5 m



(Not Shown In Actual Location / Orientation)



Ground Floor



CREATESPACE DESIGN ref 470

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



GENERAL INFORMATION

Services: Mains water and electricity are connected. Private septic tank drainage. Central heating and hot water from LPG fired boiler. Gigaclear superfast fibre to the house and Garden Room.

Council Tax: G

Energy Performance Rating: 55 D

Postcode: RG8 9SU

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 continuing over the River Bridge and up to the top of Streatley High Street. At the traffic lights continue straight across on the B4009 Aldworth Road and on reaching the top of the hill take the next turning left after passing through the Golf Course signposted Stichens Green. In a further $\frac{3}{4}$ of a mile, Madera will be found on the right hand side just as you reach the Hamlet and before the sharp left hand bend.

what3words: ///sleepy.basket.earphones
<https://w3w.co/sleepy.basket.earphones>

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.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

