



# 6 LARDON COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE



# 6 LARDON COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE

Goring on Thames - 0.6 miles ♦ Reading - 10 miles ♦

Newbury - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles ♦

Henley on Thames - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦

M40 at Lewknor (J6) - 15 miles (Distances approximate)

Near the historic High Street of this prestigious Village on the River Thames, located in a small Close adjacent to railed Pony meadows with views across to the Parish Church and the surrounding hills and countryside overlooking the 'Goring Gap'.

An appealing and spacious 4 bedroom mews style house of approximately 1,431 sq ft (including garage) over 3 floors in a staggered terrace, beautifully presented and in an exceptional village setting.

♦ Mature and Spacious Front Lawned Garden

♦ Entrance Lobby

♦ Reception Hall

♦ Sitting Room with Log burning stove through to Breakfast Room

♦ Fully Fitted Kitchen with Island

♦ Landing

♦ 3 Bedrooms

♦ Shower Room

♦ Second Floor

♦ Shower Room

♦ Bedroom

♦ Eaves storage

♦ Loft Access with Ladder

♦ Separate Garage

♦ Mature & Private Rear Garden Terrace

♦ Rear access to garages



## 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 are 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, 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 boast 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 revered and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, 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 Streatley 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 Streatley 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 which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

## PROPERTY DESCRIPTION

6 Lardon Cottages is a beautifully presented and recently renovated property incorporating distinctive period style construction details and internally there is a pleasant light aspect over the grounds and from the first floor to the pony paddocks beyond. The porch takes you into the hall with stair access and double doors in to the sitting room with bay window overlooking the front garden. The sitting room leads directly into the breakfast area. The kitchen has a well fitted island, for additional storage. On the first floor there are 2 double bedrooms, 1 single bedroom and family shower room. On the top floor is a bathroom and further bedroom with velux windows and eaves storage.

## OUTSIDE

Across the frontage to the property is a neat lawn with pathway leading up to the enclosed front entrance lobby.

To the rear of the property, approached off the kitchen, is an attractive landscaped patio garden enclosed on three sides by timber fencing. The area is perfect for 'Alfresco Dining' and benefits from raised planted borders offering a colourful outlook.

A rear pedestrian gate opens onto a private footpath extending along the rear of the properties giving exclusive access to the garaging area located off the end of the Close. The 2nd one in from the right belonging to the property.

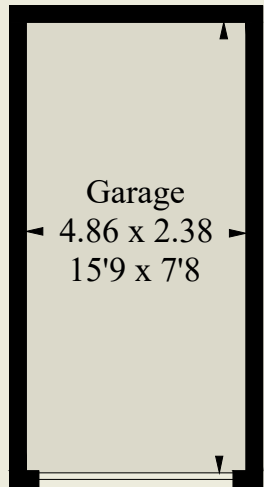


# 6 Lardon Cottages, Streatley-on-Thames, Berkshire, RG8 9JU

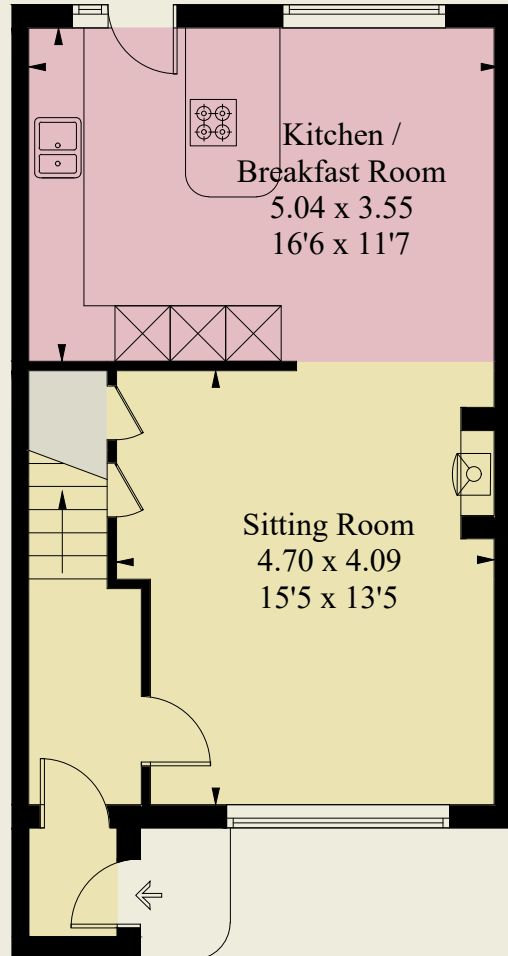
Approximate Gross Internal Area = 108 sq m / 1162 sq ft

Limited Use Area = 14 sq m / 150 sq ft      Garage = 11 sq m / 125 sq ft

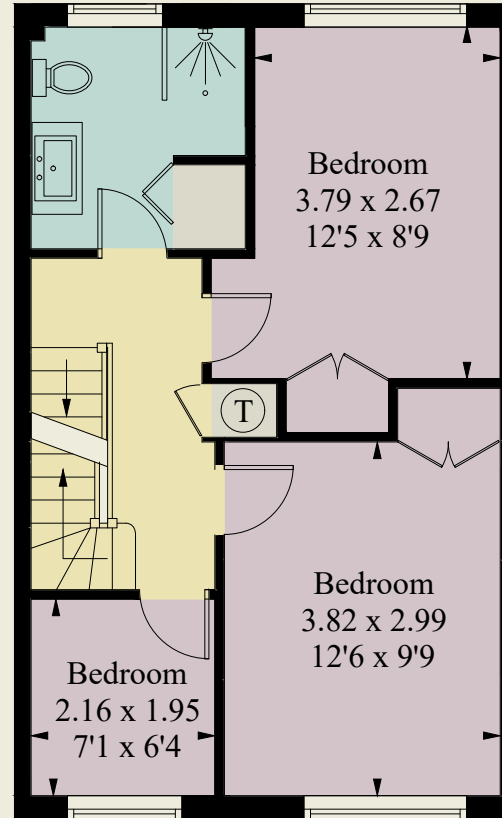
Total = 133 sq m / 1431 sq ft



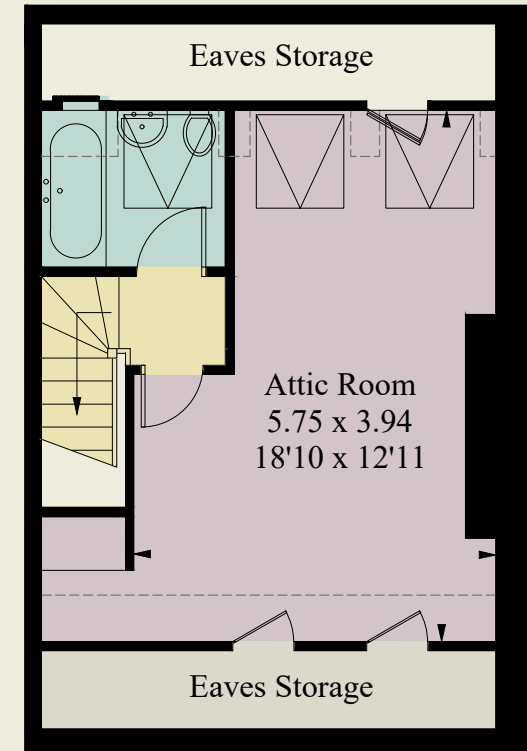
(Not Shown In Actual Location / Orientation)



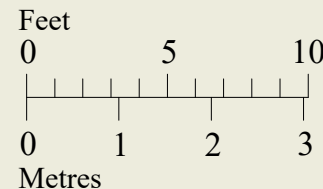
Ground Floor



First Floor



Second Floor



= Reduced head height below 1.5 m

CREATESPACE DESIGN ref 405

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



## GENERAL INFORMATION

**Services:** All main services are connected to the property. Central heating and hot water from gas fired boiler.

**Council Tax:** E

**Energy Performance Rating:** C

**Postcode:** RG8 9JU

**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 bear left and continue down the High Street and over the River Bridge into Streatley High Street. Proceed to the traffic lights at the top and bear right into the Wallingford Road. In a further 200 yards turn right again into the Close where 6 Lardon Cottages will be found 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.



**Warmingham**  
www.warmingham.com

**01491 874144**

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

E: sales@warmingham.com

www.warmingham.com

