



WAYLANDS

ALDWORTH ROAD ♦ STREATLEY ON THAMES ♦ BERKSHIRE





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♦ BERKSHIRE

Goring-on-Thames (London Paddington within the hour) 0.4 mile
♦ Streatley-on-Thames High Street & River 0.2 mile ♦ Reading
10 miles ♦ M4 (Junction 12) 10 miles ♦ Henley-on-Thames 13
miles ♦ Newbury 14 miles ♦ Oxford 17 miles
(Distances and times approximate)

Situated within close proximity to the historic high street and within walking distance of all the amenities in Goring on Thames, including mainline railway station affording access to London Paddington in under the hour.

An individual detached 4 bedroom house, built in the 1970's and benefitting from total refurbishment by the current owner. Sitting at the foot of Lardon Chase, the property has a lovely open plan feel overlooking a south facing garden and detached garage.

♦ Close Walking Distance Of Extensive Shops & Amenities, Schooling, National Trust Countryside, The River Thames, And Mainline Railway Station To London Paddington

- ♦ Fenced Private Frontage
- ♦ Detached Garage with Internal Store
- ♦ Private Driveway Parking

- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Kitchen / Breakfast Room
- ♦ Utility Area
- ♦ Sitting Room with fireplace

- ♦ 1st Floor Landing
- ♦ Main Bedroom with 2 double built in wardrobes.
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom

♦ In All Approximately 1,511 Sq Ft Internally

- ♦ Private Southerly Rear Garden & Terrace



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

Built in the 1970's of traditional design, with part red-brick and tiled elevations, Waylands occupies a generous corner plot. Entrance is into the hallway with stair access and cloakroom. Wood flooring runs through into the sitting room which has a fireplace and french doors taking you out to the terrace. The dining area leads directly into the kitchen which has large windows overlooking the garden and back door for access. There is a separate utility area where the boiler is located and there is a useful understairs cupboard. Upstairs there are 4 bedrooms, the main bedroom having wall to wall wardrobes and views of Lardon Chase. There are 2 further double bedrooms and 1 single bedroom. The family bathroom is a white suite and has a bath and overhead shower. On the landing is loft access, which has a drop down ladder and is part-boarded. Offering good sized light and bright family accommodation, an early viewing is advised.

OUTSIDE

The property enjoys a most delightful position, set within a hedged and fenced plot, a low gate takes you through to the front garden which has a lovely lawned area with Silver Birch tree. A further gate takes you up to the private driveway, which offers off road parking for 3 cars and front access to the detached garage. At the rear of the house is the main garden. Enjoying a southerly aspect, the garden is mainly laid to lawn with lovely terrace coming off the back of the house allowing for "al fresco" dining. There is rear door access to the garage from small steps via the garden. The garage has an in-built store and large up and over door. The gardens offer an attractive addition to this wonderful family home.



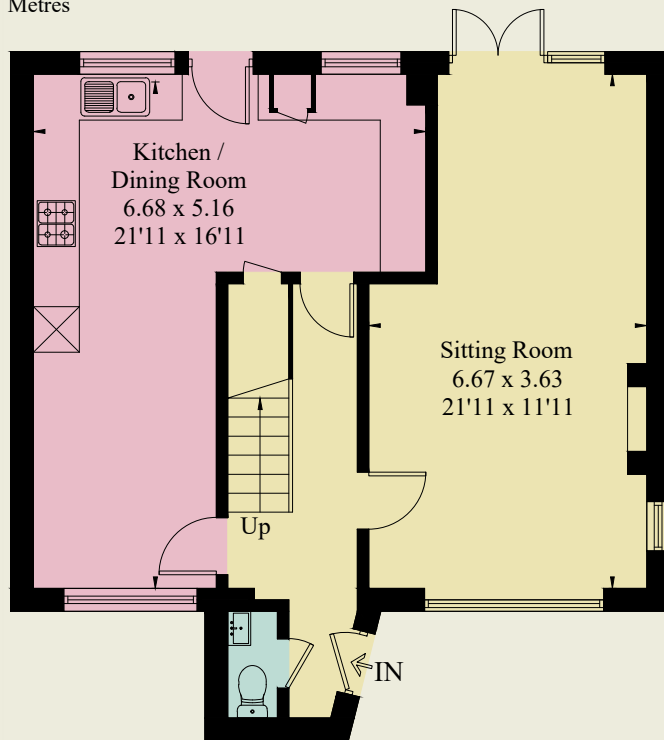
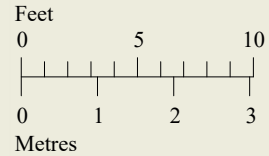


WAYLANDS, ALDWORTH ROAD, STREATLEY READING, RG8 9RB

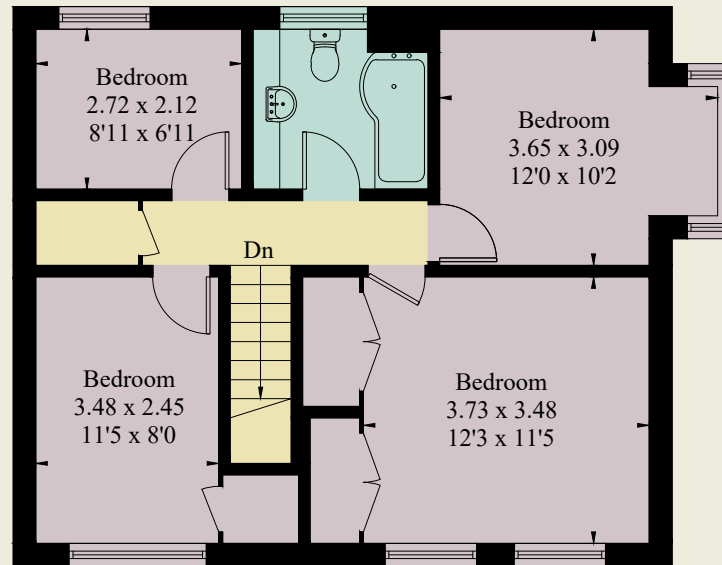
Approximate Floor Area = 113.6 sq m / 1223 sq ft

Garage = 26.8 sq m / 288 sq ft

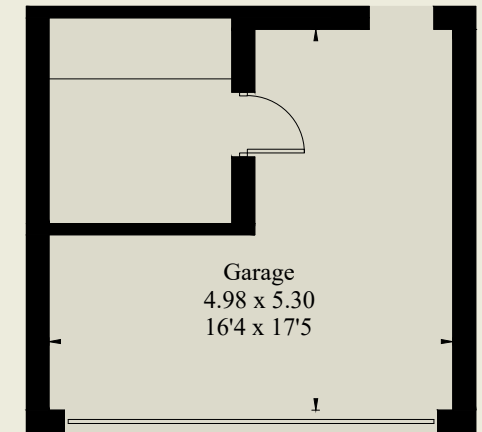
Total = 140.4 sq m / 1511 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #69344



GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Central heating from gas fired boiler located in the utility room.

Council Tax: E

Energy Performance Rating: D / 60

Postcode: RG8 9RB

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring on Thames turn left and proceed down the High Street continuing over the River Bridge across the Thames and up to the top of Streatley on Thames High Street. Proceed through the traffic lights heading up the hill and Waylands will be found on the left hand side, just after you enter The Coombe.

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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