



# ACER LODGE

STREATLEY ON THAMES ♦ BERKSHIRE





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♦ 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

A very attractive 5 bedroom detached family home with 3 bathrooms. Spread across 4 floors the property is well appointed and finished to a high standard.

- ♦ Front Entrance Hall
- ♦ Cloakroom
- ♦ Study
- ♦ Kitchen/Breakfast Room with large walk in larder
- ♦ Dining Room
- ♦ Sitting Room
- ♦ Large Basement Room
- ♦ Utility Room
- ♦ Master Bedroom with Ensuite shower room
- ♦ 3 Further Double Bedrooms
- ♦ Family Bathroom with Bath and Separate Shower
- ♦ 4th floor Double Bedroom
- ♦ 3rd Bathroom on the 4th Floor
- ♦ Double Garage
- ♦ Driveway
- ♦ Decked Terrace
- ♦ Lawned Gardens
- ♦ Gardener included



## LOCATION

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.

N.B. Crossrail services are scheduled to be commencing from Reading in approx. 2019 which together with the electrifying of the line will significantly improve travelling times to central London destinations.

### PROPERTY DESCRIPTION

The property is approached by the front door into the entrance hall, giving access to all principle rooms. There is a useful coat cupboard for storage and a cloakroom with WC and hand wash basin. The study is a good size overlooking the front and side of the property, giving dual aspect. The kitchen/breakfast room has a wonderful large walk in larder and dual aspect overlooking the front and side of the property. The sitting room is at the rear of the house with open fireplace and French doors onto the decked terrace, enjoying views of the garden. The dining room is next to the sitting room and has a delightful bay window overlooking the garden. In the basement there is a fabulous large utility room with separate living area adjoining and lots of cupboard storage.

On the first floor there is a good size landing area, giving access to the principle 4 bedrooms and family bathroom.

The master bedroom has a walk in wardrobe, ensuite shower room and sliding doors gives access to the attractive balcony overlooking the garden. There are 3 further bedrooms, 2 good doubles and a smaller double. The family bathroom has a large bath, separate shower cubicle WC and hand wash basin. Stairs go up to the top floor with spacious double bedroom/living area and separate good size bathroom.

### OUTSIDE

The property benefits from electric entry gates, a double garage and a good size driveway at the front of the property. The rear garden is fully enclosed and private with a decked terrace and steps down to the lawn. Gardener is included.





# 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)





## GENERAL INFORMATION

**Services:** Mains gas, electricity and water. Septic tank drainage.

**Council Tax:** G

**Postcode:** RG8 9LA

**Energy Efficiency Rating:** D

**Local Authority:** West Berkshire District Council – Telephone: 01635 42400

## DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street. Continue across the River bridge and up to the top of Streatley High Street to the traffic lights. Turn right at the lights and then take the left hand fork onto Wantage Road. Acer Lodge will be found on the right hand side before leaving the village.

## VIEWING

Strictly by appointment through Warmingham & Co

## DISCLAIMER

N.B. 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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