



JESSAMINE COTTAGE

HIGH STREET ♦ 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
(Distances approximate)

Situated in the “Conservation Area” of this sought after village by the River Thames, an important and historical double fronted period property originally dating from the reign of George III with a substantial Victorian wing which formerly was a notable Cheese shop.

Listed Grade II the building provides an extensive range of accommodation of over 4,000 ft² incorporating numerous architectural features of the era including exposed timbers and with the potential for a self-contained suite of rooms.

To the rear are delightful and beautifully laid out part walled South facing gardens with a gated side access with garaging and parking.

♦ An appealing red brick building of imposing appearance occupying a corner position at the very top of the High Street

♦ Wonderful character accommodation contained over three floors and with a flexible format to suit different living options

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- ♦ Entrance Hall with Cloakroom
 - ♦ Four Reception Rooms
 - ♦ Cellar/Basement
 - ♦ Kitchen linked in two parts with Aga

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- ♦ Five Bedrooms with Study and large Attic Room
 - ♦ Two Bathrooms
 - ♦ Ground floor Annex

♦ South facing part walled gardens

♦ Detached Garage with adjoining Workshop/Store

♦ Gated vehicle entrance and gravelled forecourt area



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 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 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.





JESSAMINE COTTAGE

Jessamine Cottage has a significant and historical presence in the Village High Street and dates from 1811 originally, with a major wing added in the Victorian era which was used as shop premises latterly as a very successful Cheese shop.

Over more recent years it has been a much loved family home and has benefitted from extensive and tasteful refurbishment including pleasing decor throughout.

There are many period features including cast fireplaces, stripped pine doors, exposed wall and ceiling timbers in the oldest part reflecting its origins.

OUTSIDE

Along the Western side boundary to the Reading Road is a high brick wall with at the further end a five bar gated entrance onto a gravelled forecourt with the garaging set back on one side.

The adjoining property, "The Cottage", has a Right of Access across the forecourt through a further gate into its own drive and parking area.

The gardens are truly a delight with a meandering path leading through lawned gardens either side with beds and borders containing a variety of specimen flowers, shrubs and trees.





Jessamine Cottage, High Street, Stratley on Thames, Berkshire, RG8 9HY

Approximate Gross Internal Area = 381 sq m / 4101 sq ft
 Limited Use Area = 36 sq m / 387 sq ft Outbuilding = 35 sq m / 376 sq ft
 Total = 452 sq m / 4865 sq ft



GENERAL INFORMATION

Services: Mains electric, gas, drainage, and water are connected to the property. Gas fired central heating and hot water. Gas Aga for cooking.

Energy Performance Rating: Not required

Postcode: RG8 9HY

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-on-Thames, turn left and proceed over the river bridge towards Stratley-on-Thames. Proceed to the very top of the High Street where Jessamine Cottage will be found 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.



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CREATESPACE DESIGN ref 366

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

