



# CONWAY COTTAGE

CRAYS POND ♦ OXFORDSHIRE

**Warmingham**  
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# CONWAY COTTAGE

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Woodcote - 1 mile ♦ Goring and Streatley Train Station - 2 ½ miles

♦ Reading - 6 miles ♦ Pangbourne on Thames - 3 miles ♦

Oxford - 21 miles ♦ Henley on Thames - 13 miles ♦

M4 at Theale (J12) - 8 miles ♦ M40 at Lewknor (J6) - 17 miles

♦ Newbury - 15 miles ♦ Wallingford - 7 miles

(Distances approximate)

Sitting on the edge of this rural hamlet offering wonderful views across the fields and with excellent road and rail links at both Goring and Pangbourne with commuter train into London Paddington in under an hour.

A completely renovated and extended semi detached cottage with light and airy well appointed accommodation of approximately 1,926 sq ft, including detached car port.

♦ A totally renovated 4 Bedroom Semi Detached Cottage on the edge of this rural hamlet with lovely views

♦ Within Close Distance Of The Mainline Railway Station To London Paddington In Well Under The Hour

♦ Large Driveway and Detached Car Port

- ♦ Entrance Hall
- ♦ Study
- ♦ Sitting Room with Fireplace
- ♦ Cloakroom
- ♦ Kitchen
- ♦ Dining Room
- ♦ Family Room
- ♦ Utility Room

- ♦ Landing
- ♦ Main Bedroom with Ensuite Shower Room
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom
- ♦ Rear Garden

♦ All Extending To Approximately 1,926 sq ft



## SITUATION

Crays Pond is a small rural hamlet community situated on high ground on the southern edge of the Chilterns in an area of 'Outstanding Natural Beauty' to the north of Reading just above the scenic Thames Valley. Centred around an historic Pond, the village is ideally placed with excellent road communications for Reading, Wallingford, Henley and the M4 and M40 motorway networks.

The riverside villages of Pangbourne and Goring are both easily accessible, each offering established shopping centres and a range of facilities, including modern health centres, and, importantly, mainline commuter stations with regular fast services up to London (Paddington) in well under the hour. There are also a number of restaurants, hotels and olde worlde inns in the immediate local area.

The nearby village of Woodcote offers everyday shopping facilities including a Co-Op supermarket open seven days a week, convenience stores, modern health centre, and highly rated primary and secondary schools.

In addition to having well revered and outstanding 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.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

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

Having been totally transformed from its original build, Conway Cottage is an extended, fully renovated 4 bedroom semi detached cottage. Much care and attention has been given, with new windows and doors, underfloor heating to the whole of downstairs with individual room thermostats and inset ceiling lights throughout. With rendered elevations under a tiled roof, the property is accessed via an open porch into the hallway. There is hard flooring to the whole of downstairs and the doors are all oak panelled. The study sits at the front of the house and then opposite glazed oak doors take you through to the sitting room with wood burner. Further along the hallway is the cloakroom and next door to this is the utility room with back door. The kitchen is fully fitted with two-toned units and island with inset induction hob. A lantern roof light offers an abundance of light into the kitchen which is replicated into the family room with another lantern roof light, which along with 2 sets of bi-fold doors make for a fantastic bright space overlooking the garden. There is a separate dining room off the kitchen with french doors for outside access. Upstairs, the main bedroom has an ensuite shower room and there are 3 further bedrooms and a family bathroom. The views from upstairs are simply stunning, looking across the fields and beyond.

## OUTSIDE

Set well back from the road, the property is approached through a pretty low picket fence onto a large gravelled driveway with ample parking. There is a detached oak car port with electric feed. The boundary is hedged to the right and fenced to the left, with tree screening at the garden end. The rear garden is approached via a path and there is a terrace coming off the family room offering a wonderful opportunity for "al-fresco" dining. The garden is mainly laid to lawn with some low planting and has total privacy.



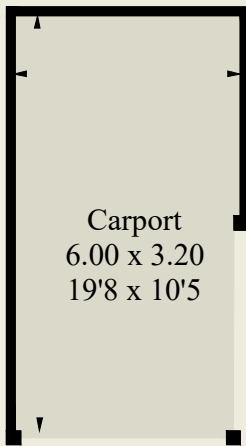
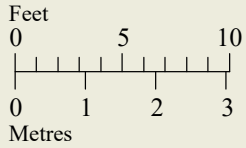


# Conway Cottage, Crays Pond, Oxfordshire, RG8 7QG

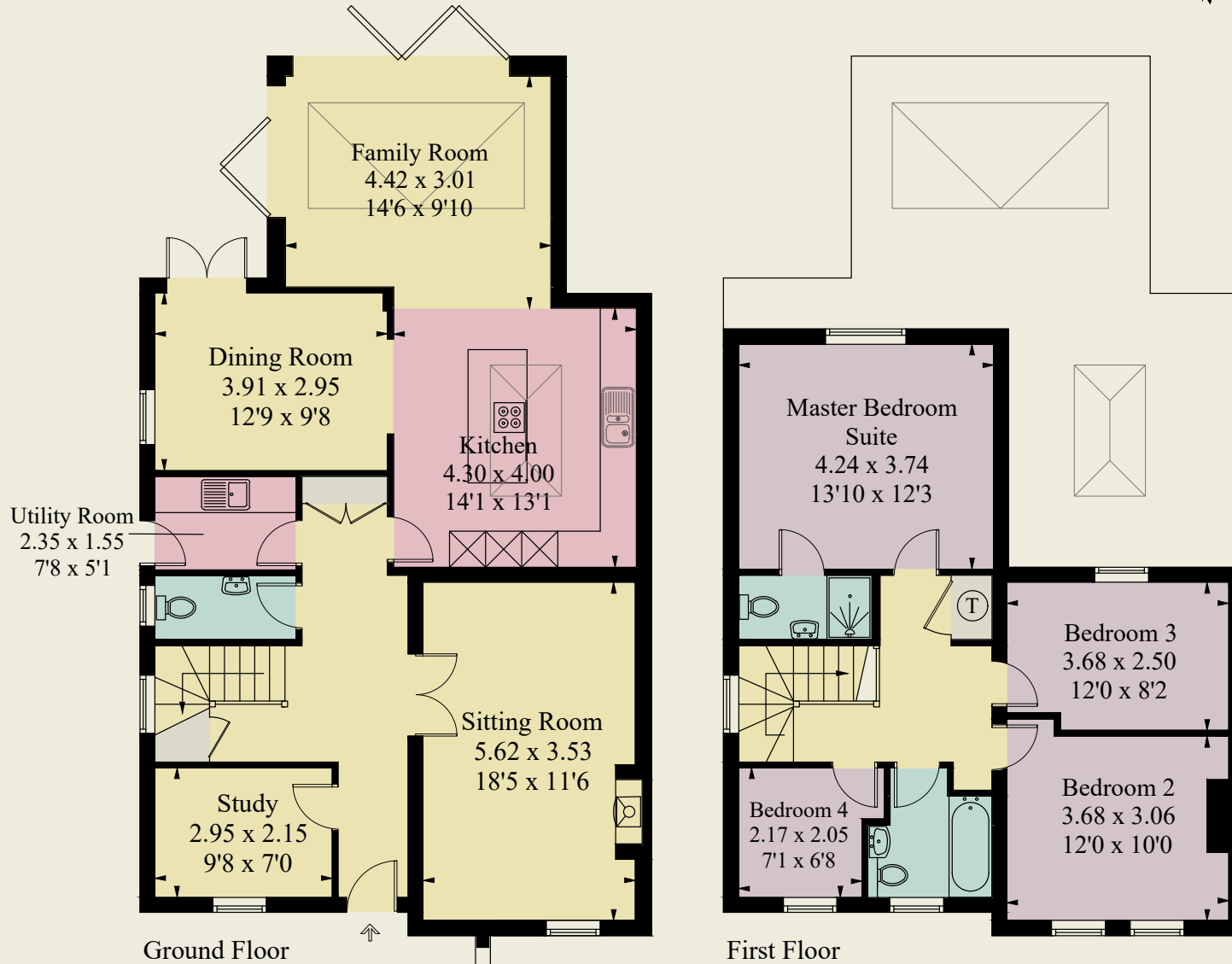
Approximate Gross Internal Area = 160 sq m / 1722 sq ft

Carport = 19 sq m / 204 sq ft

Total = 179 sq m / 1926 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 473

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



## GENERAL INFORMATION

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

**Council Tax:** D

**Energy Performance Rating:** C / 74

**Postcode:** RG8 7QG

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From Warmingham offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the Rail Bridge junction turn right and then next left into Reading Road by Tesco Express. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching Crays Pond, Conway Cottage will be found on the left hand side, a few houses in.

## 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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