



4 HILL GARDENS

STREATLEY ON THAMES ♦ BERKSHIRE



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Goring & Streatley Railway Station (London Paddington within the hour) - 1.1 miles ♦ Reading (London Paddington 27 minutes) - 11 miles ♦ M4 (Junction 12) - 10 miles ♦ Henley on Thames 14 miles ♦ Newbury 16 miles ♦ Oxford - 20 miles ♦ Goring on Thames / The River Thames - 0.8 miles (Distances and times approximate)

Sitting in an elevated position offering wonderful views of Lardon Chase within this lovely private cul de sac, close to all the village amenities in Goring on Thames, and for the mainline railway station providing access to London Paddington in under an hour.

4 Hill Gardens is a well presented and spacious 5 bedroom detached family home offering generous accommodation including 2 studies, extending to approximately 3,584 sq ft, and benefitting from a large driveway, double garage and private garden.

- ♦ Wide Covered Porch
- ♦ Split Level Entrance Hall
- ♦ Cloakroom
- ♦ Study 1
- ♦ Kitchen/Breakfast Room
- ♦ Utility Room
- ♦ Garden Room
- ♦ Dining Room
- ♦ Sitting Room with Fireplace

- ♦ Galleried Landing
- ♦ Main Bedroom with Built In Wardrobes and Ensuite Bathroom with Separate Shower
- ♦ 3 Further Bedrooms with Built In Wardrobes
- ♦ Family Bathroom

- ♦ Study 2
- ♦ A Large Fifth Bedroom or Games Room, Both with Generous Eaves Storage and Large Velux Windows

- ♦ Private Garden

- ♦ Attached Double Garage

- ♦ In All Approximately 4,617 sq ft



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 is 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 and Coppa Club, 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 boasts 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 regarded 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 Heathrow, London and beyond.

PROPERTY DESCRIPTION

4 Hill Gardens enjoys an elevated position within this quiet cul de sac, with views of both Lardon Chase and down towards Goring. Built in 1985 by local builder John Wakefield, the property is of traditional design with red brick elevations under a pitched clay tile roof. Entrance is under a wide covered porch into the entrance hall which has a cloakroom and 2 storage cupboards. The entrance is split level and steps take you up to a landing with doors then leading through into the sitting room. This is a generous space and sliding doors give access to a balcony which overlooks the front with views back across over Goring. There is a fireplace with wood burner and then steps take you down to the dining room. From the dining room are double doors into the garden room which is a fabulous light and airy space. Large windows and roof lanterns allow for masses of light and views across the garden and up to Lardon Chase, giving a wonderful feeling of "inside outside" living. Doors take you directly from the garden room onto the terrace, offering an opportunity for "al fresco" dining and entertaining. The kitchen breakfast room sits across the back of the house and has wooden units and an island. It provides direct access into the utility room. The rear lobby takes you to the front of the house and the ground floor study is found off on the right. The staircase takes you up to the galleried landing which forms a shoe horn and a large window offers lovely views across the close and beyond. The main bedroom has 3 double built-in wardrobes and then steps take you down to the ensuite with full length bath and separate walk-in shower. There are 3 further double bedrooms all with built in wardrobes and a family bathroom with bath and overhead shower.



A second staircase takes you up to the top floor. This floor has a second study and a large fifth bedroom, both with generous eaves storage. There is plumbing ready and available to make the fifth bedroom an ensuite room, should this be required. With well proportioned, generous sized rooms, an early viewing is highly recommended.

OUTSIDE

The property occupies an elevated side position with driveway leading up to the double garage. Manicured trees and shrubs offer a lovely outlook with path and steps leading up to the front door. The main garden is at the back of the house with part bricked wall and fence boundaries. Mainly laid to lawn with mature trees supplying the backdrop and stunning views up to Lardon Chase, the garden is a lovely tranquil environment and a terrace across the back allows for a private seating area to enjoy the peaceful aspect. Additionally there is a gate from the garden giving direct access into the woodland beyond and a wonderful walk taking you up to the Holes which is part of The National Trust.



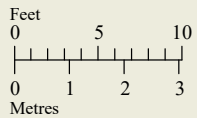
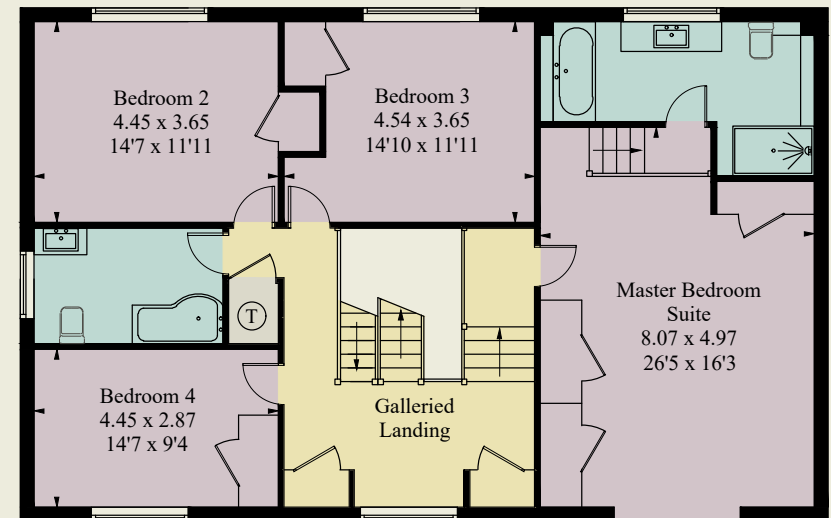
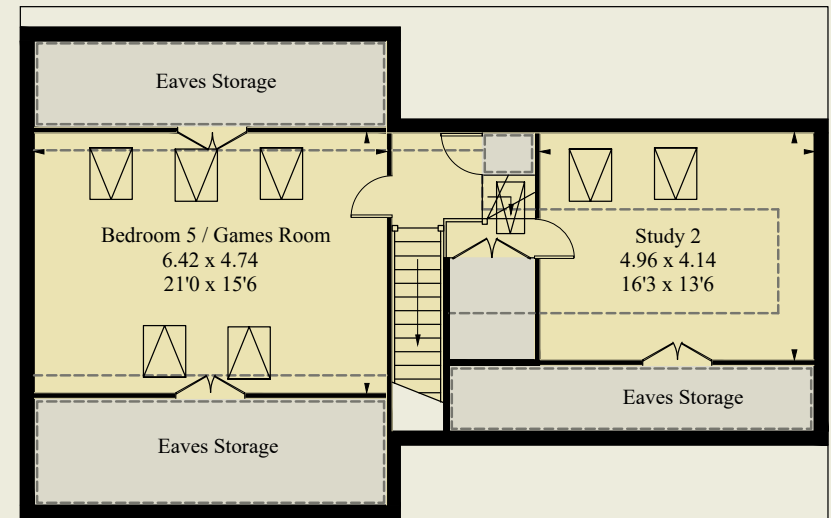
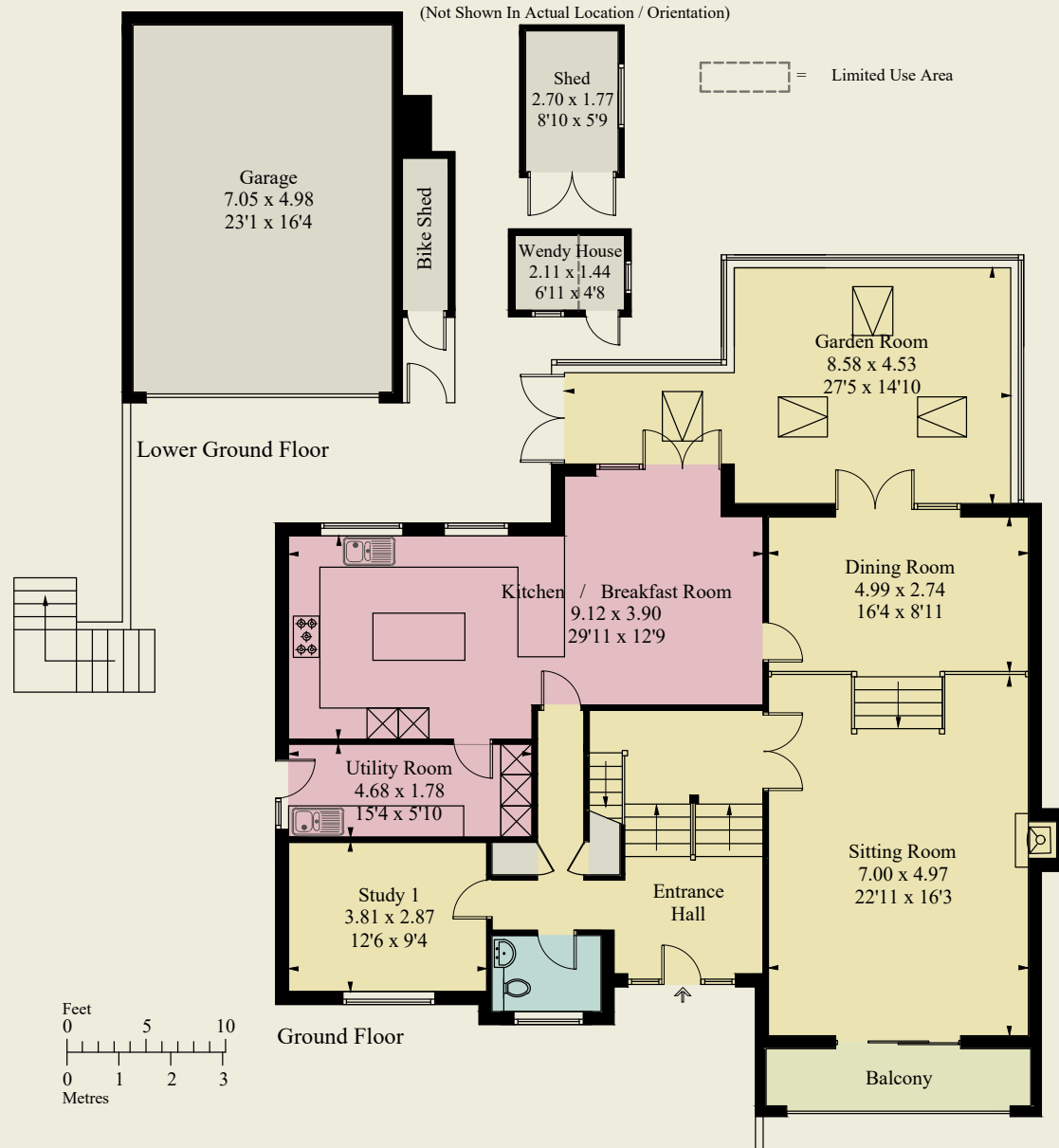


4 Hill Gardens, Streatley-on-Thames, Berkshire, RG8 9QF

Approximate Gross Internal Area = 333 sq m / 3584 sq ft Limited Use Area = 51 sq m / 548 sq ft

Garage and Outbuildings = 45 sq m / 484 sq ft

Total = 429 sq m / 4617 sq ft



CREATESPACE DESIGN ref 484

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 domestic hot water from gas fired boiler.

Council Tax: G

Energy Performance Rating: C / 63

Postcode: RG8 9QF

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 turn left and proceed down the High Street cross over the River Bridge and continue up to the traffic lights at the top of Streatley High Street. Continue straight across onto the Aldworth Road and after passing The Bull car park take the next turning left into The Coombe and then immediately left into Bull Meadow. Hill Gardens is behind Bull Meadow and number 4 will be found taking the first right and it is the second house on the right 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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