



PILGRIMS WOOD

STREATLEY ON THAMES ♦ BERKSHIRE

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PILGRIMS WOOD

STREATLEY ON THAMES ♦ BERKSHIRE

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)

An exquisite spacious 6 bedroom family home of 4250 sq ft, stylishly appointed throughout with contemporary high quality fixtures and fittings. In sought after location with stunning far reaching views.

- ♦ Front Entrance Porch
 - ♦ Spacious Entrance Hall with balustraded turning staircase
 - ♦ Cloakroom
-
- ♦ Sitting Room with Fireplace
 - ♦ Conservatory/Sitting Room
 - ♦ Kitchen/Breakfast Room
 - ♦ Study with in built book shelves
 - ♦ Utility Room
 - ♦ Games Room
 - ♦ Cloakroom
 - ♦ Family Room
 - ♦ Rear Lobby area with separate staircase
-
- ♦ Sauna
 - ♦ Wet Room
 - ♦ Boot Room
-
- ♦ Master Bedroom Suite with fitted wardrobes
 - ♦ Ensuite Shower Room
 - ♦ 2 Further double bedroom suites with ensuite shower rooms and fitted wardrobes
 - ♦ 3 Further double bedrooms all with fitted wardrobes
 - ♦ Family Bathroom
-
- ♦ Double Garage
 - ♦ Driveway parking for many cars
-
- ♦ Salt water swimming pool
-
- ♦ Lawned gardens in all approx 0.33 of an acre
 - ♦ Beautifully paved central terrace
 - ♦ Gardening and pool services included
-
- ♦ 4250 sq ft in total



SITUATION

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.

PROPERTY DESCRIPTION

An exquisite spacious 6 bedroom family home, stylishly appointed throughout with contemporary high quality fixtures and fittings. In sought after location with stunning far reaching views.

Particularly generous and well-appointed accommodation is afforded, extending in all to approximately 4250 sq ft. Open plan contemporary living combined impressively with more traditional whilst enjoying light and space throughout. All principal reception rooms lead off the entrance hall. The Sitting Room is a good size with a feature fireplace, double doors open into the Conservatory/Sitting room overlooking the garden. Doors also open into the Kitchen/Breakfast room which is luxuriously fitted out with stunning stone work surfaces and a central island with seating, all enjoying lovely views of the gardens. There is a well fitted utility room and nicely presented cloakroom also off the Entrance Hall. The study has fitted shelving and provides a useful room to 'work from home'. There are bi-fold doors in the Kitchen /Breakfast Room, Games Room and Family Room all opening out to the beautifully landscaped gardens, central terrace and luxurious salt water pool, inviting inside outside living and perfect for 'Al Fresco' dining. Additionally the property boasts a sauna and wet room and separate cloakroom. There is a very useful boot room that is fully ventilated and has a heated towel rail to assist in drying wet clothes after outdoor pursuits. The rear lobby has an additional stair case giving access to the 3rd bedroom suite and an external door giving access to the side of the property.

Upstairs there is a spacious galleried landing with good natural light including projecting bay window and with further hallways giving access to all bedrooms. Built in double Wardrobe/store cupboard. The Master Bedroom Suite is very spacious with fitted wardrobes and a lovely ensuite shower room. Bedroom Suite 2 is a good double with fitted wardrobes and an ensuite shower room. Bedrooms, 4, 5 and 6 are all doubles, all with fitted wardrobes. The family bathroom is well appointed with high quality fixtures and fittings. Bedroom Suite 3 is approached by a separate staircase in the rear lobby behind the Games Room. The suite is very spacious with a fitted wardrobe and a beautifully presented ensuite shower room.

The double garage gives excellent storage and has internal light and power.

OUTSIDE

The house stands back into its grounds occupying an elevated position overlooking its private lawned frontage. An entrance drive leads off Three Gables Lane up to the house and the garaging, widening at the end providing ample turning space. At the rear the extensive lawns are surrounded by beautifully landscaped borders. The Salt Water Pool is spectacular and one of a kind. Most stunning and private, the gardens and grounds truly are all encompassing and must be viewed to be fully appreciated.



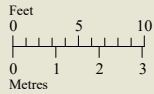


Pilgrims Wood, Three Gables Lane, Townsend Road, Streatley-on-Thames, RG8 9LT

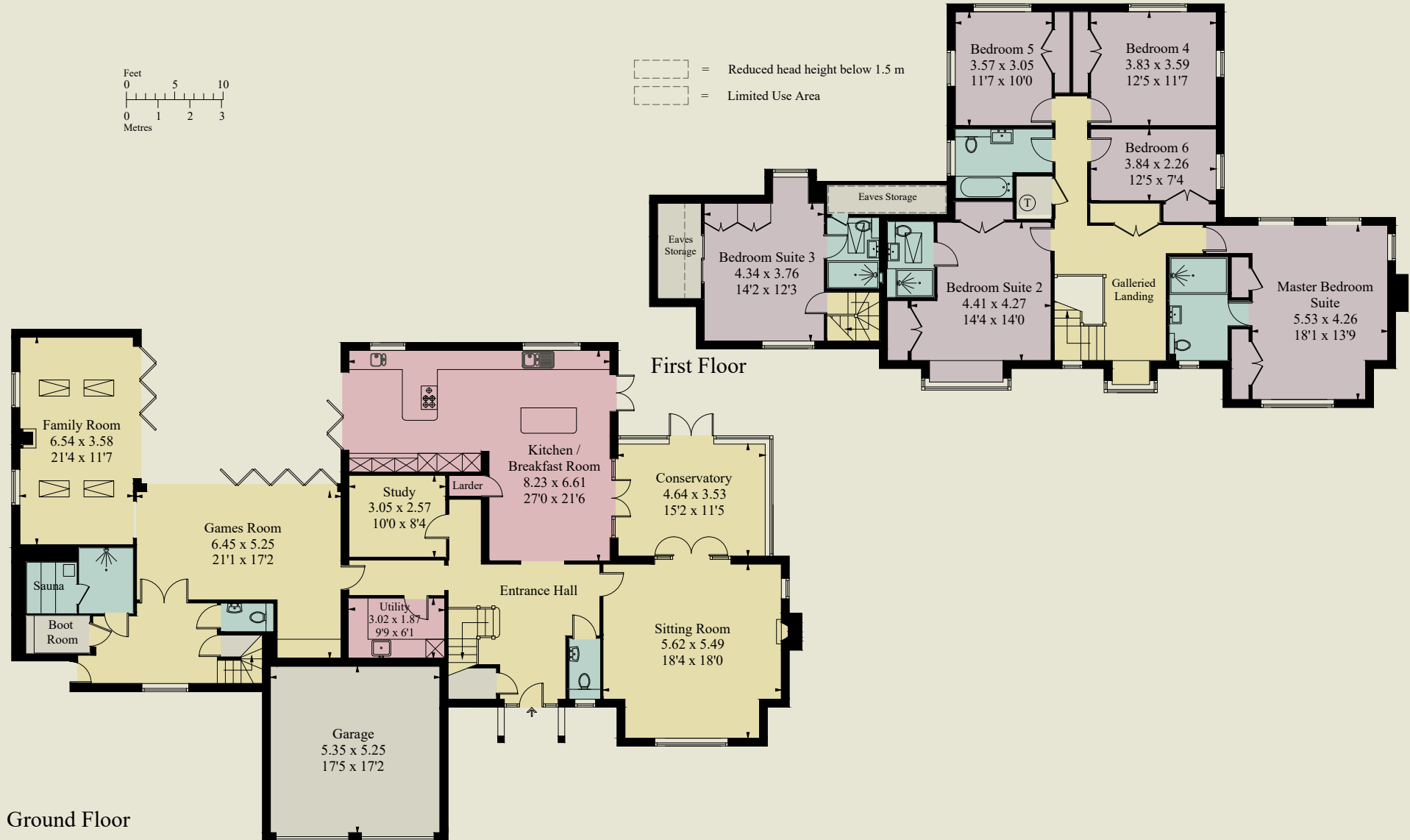
Approximate Gross Internal Area = 388 sq m / 4176 sq ft (including garage)

Limited Use Area = 6 sq m / 64 sq ft

Total = 394 sq m / 4240 sq ft



- = Reduced head height below 1.5 m
- = Limited Use Area





GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from a gas boiler. Underfloor heating in key areas.

Council Tax: G

Energy Performance Rating: C

Postcode: RG8 9LJ

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, continue across the River bridge and up to the top of Streatley High Street where at the traffic lights bear right onto the Wallingford Road. Continue past the junction with the Wantage Road and just before leaving the village take the last turning left into Townsend Road, in a further 50 yards turn left again into 3 Gables Lane and Pilgrims Wood will be found along 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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