



THE SPINNEY

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 close to the historical high street and extensive amenities and schooling in the village and across the river in Goring-on-Thames, which also has a mainline railway station, providing direct access to London Paddington within the hour linking with the Elizabeth Line.

A beautifully presented detached house, built in 2020 and offering spacious accommodation of 2,960 sq ft with private gated driveway and south facing garden.

♦ A stunning detached 4 bedroom house built in 2020

♦ Entrance Hall with Cloakroom

♦ Sitting Room

♦ Family Room

♦ Large Kitchen/Breakfast Room

♦ Utility Room

♦ Galleried Landing

♦ Vaulted Main Bedroom with Dressing Room
and Ensuite Shower Room

♦ Second Bedroom Suite

♦ 2 Further Bedrooms

♦ Family Bathroom with Bath and Separate Shower

♦ In all approximately 2,960 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

The Spinney is an individually designed property, built in 2020 to a high specification with well appointed spacious rooms. Featuring bespoke Velfac windows and doors, underfloor heating to the downstairs and 3 luxurious bathrooms, it is a stunning family home. Entrance is into a spacious hall with staircase and cloakroom. The hall gives access to all reception rooms, the first being the large sitting room, which like the kitchen breakfast room, has French doors leading onto the terrace which creates a wonderful connection to the outside from these rooms. The kitchen breakfast room is dual aspect and has shaker style units with quartz worktops and a large island, creating a social space. It leads directly into the utility room which has plenty of storage cupboards and the boiler, which is located in the far cupboard.

A back door from the utility room takes you to a rear terrace, which has a terrace with wooden pergola, perfect for morning sunshine. There is a family room to the side of the house with roof windows and a large picture window capturing the glorious rolling fields and Downs. Upstairs, a beautiful oak and glass staircase takes you up to a spacious galleried landing with airing cupboard. The main bedroom suite is part vaulted and has a Juliet balcony overlooking the garden. It has a walk-in dressing room with fitted storage and an ensuite with walk in shower. There is a second bedroom suite with fitted wardrobes and ensuite shower room and 2 further bedrooms, both with build in wardrobes. The family bathroom has a bath and separate shower. An immaculate property with spacious accommodation. An early viewing is highly recommended.





OUTSIDE

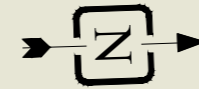
A private lane off Wantage Road leads directly to the electric gates which takes you into the property. A gravelled driveway runs along the side, opening up at the back for parking. The main garden is south facing and sits at the front of the house. It is fully fenced with high railway sleeper borders, heavily planted.

A wide terrace runs the width of the house offering a wonderful opportunity for "al-fresco" dining and entertaining. The remainder garden is "astro lawn". To the left hand side is a path taking you to a large shed for garden storage and then round to the back where the second terrace is can be found.

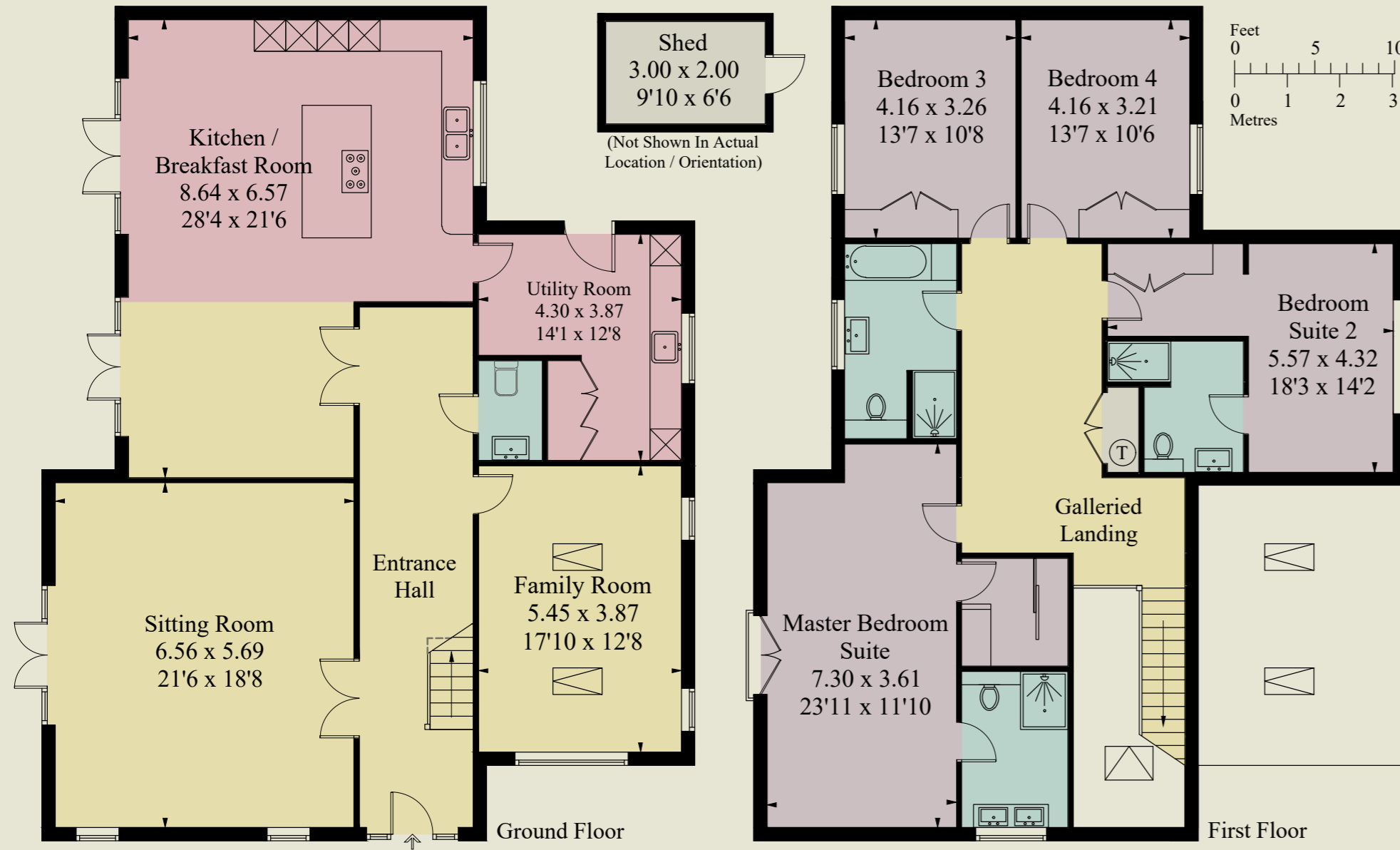
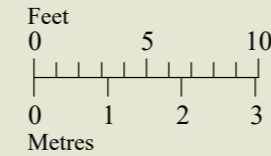


The Spinney, Wantage Road, Streatley on Thames, Berkshire, RG8 9LB

Approximate Gross Internal Floor Area = 269 sq m / 2895 sq ft
 Outbuilding = 6 sq m / 64 sq ft
 Total = 275 sq m / 2960 sq ft



Shed
 3.00 x 2.00
 9'10 x 6'6
 (Not Shown In Actual
 Location / Orientation)



CREATESPACE DESIGN ref 493

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



GENERAL INFORMATION

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

Council Tax: G

Energy Performance Rating: B / 87

Postcode: RG8 9LB

Local Authority: West Berkshire District Council
 Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn left and continue along the high street and over the river bridge to Streatley High Street. At the traffic lights turn right and take the next left into Wantage Road. After approx. 350 yards there is a small driveway on the right with several house names, including The Spinney, which is the first property 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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