



THE WARREN

RECTORY ROAD ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE

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Streatley on Thames High Street 2 miles ♦ Goring & Streatley Railway Station 2.5 miles
♦ Wallingford 6 miles ♦ Reading 12 miles ♦ Henley-on-Thames 15 miles ♦
Newbury 15 miles ♦ Oxford 20 miles ♦ M4 (J12) 10 miles ♦ M40 (J6) 16 miles
(Distances approximate)

Privately situated within its stunning land of approximately 2.6 Acres and with a rich history, The Warren is perfectly placed on the edge of Streatley on Thames offering a rare opportunity to acquire a sympathetically restored and perfectly presented Thatched Farmhouse within one of the most sought after Berkshire locations.

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| ♦ A Beautifully presented Thatched Farmhouse Built in 1929 Extending To Approximately 3,971 sq ft | ♦ Study |
| | ♦ Kitchen/Breakfast Room |
| | ♦ Utility Room/Boot Room |
| | ♦ Dining Room |
| ♦ Wonderful Fully Organic Grounds of approximately 2.6 Acres with Natural Pond, Vegetable & Fruit Garden and Paddocks with Multiple Outbuildings Including A Barn, Greenhouse, Garden Store, Potting Shed and Gym | ♦ Main Bedroom with “Sundowner” Balcony and Ensuite Bathroom with Bath and Separate Shower |
| | ♦ 2 Further Bedrooms with Ensuites |
| | ♦ 2 Bedrooms |
| ♦ Quintessential English Riverside Village Within Close Walking Distance to The River Thames, Extensive Amenities, Outstanding Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour | ♦ Family Shower Room |
| ♦ Reception Hall | ♦ Detached Double Garage for Bio Fuel Plant Room |
| ♦ Cloakroom | |
| ♦ Drawing Room | |
| ♦ Sitting Room | ♦ In all extending to 5,371 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 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, Moultsford 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 Downlands 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 electrification of the line has significantly improved travelling times to East and West destinations.



PROPERTY DESCRIPTION

The Warren has a rich history, culminating in a calm sanctuary which is evident as soon as you enter its doors. Forming part of Warren Farm and once owned by Patricia Brenninkmeyer, part of The Brenninkmeyer family owners of the store chain C&A, Patricia created the Arnopa Trust and Kulika Charitable Trust whilst residing at Warren Farm.

The Arnopa Trust provided foster care for children from commonwealth countries and continued for 13 years and after this came the Kulika Charitable Trust, a training centre for East African farmers training in organic and sustainable development, enabling them to take the knowledge back and use on their native land. To quote Patricia "I am delighted to be able to re-visit my early interests in child care, children's literacy and disability. I am also so grateful to see my vision being translated into workable projects by my very talented and committed colleagues both in Uganda and UK".

Dating back to 1929, The Warren has been sympathetically refurbished in recent years, now affording modern and contemporary luxury whilst retaining its character and charm. With high ceilings and airy rooms, it seamlessly blends open plan living with that of a more traditional nature. Features include a Ukrainian Reed Thatch roof re-thatched in 2021 and stunning Cotswold Casement Company windows and doors, including bi-fold in the kitchen breakfast room opening out to allow an uninterrupted view of the grounds, paddocks and fields beyond. The Warren's connection to the outside is a continuing theme throughout the house.

Extending to 3,971 sq ft, boasting 5 reception rooms, 5 bedrooms and 4 bathrooms and displaying a wealth of character including panelled rooms, beamed ceilings and oak latch doors with intricate latch design, it is an exquisite property and unique to the market.

Entrance is through a large solid timber door into a spacious reception hall, featuring a wood burner, cloakroom and staircase with inbuilt storage. From here, you can access the 3 main reception rooms. The drawing room to the left has a beautiful Inglenook fireplace and doors leading out to the gardens. The sitting room sits to the right of the hall with views to the front with wood panelling and an open fireplace with large log burning stove and then a door through to the study enables a quieter working environment.

The kitchen from the reception hall is found straight in front of you and opens out into the large breakfast area and beyond into the family room. Handmade by local furniture maker Andrew Lord, the kitchen combines varying units with vibrant colours under a combination of granite, wood and slate work-tops. The breakfast area incorporates a large breakfast bar of solid oak. There is a walk-in pantry and then sliding doors to the right open into the large utility room / boot room with latch door to the back yard. Throughout the kitchen breakfast room your eyes are naturally drawn to outside. Continuing into the family area, the wall-to-wall bifold doors look straight out onto the garden with views of the paddocks and countryside beyond for a view that you will simply never tire of. Behind the family room is the dining room, with built in storage, which can be closed off for privacy, or left open to combine with the kitchen, breakfast, family area.





Upstairs, the landing enjoys a wealth of character features, the main bedroom is a large suite with a luxurious bathroom incorporating a roll top bath and walk-in shower. The room opens up onto a balcony which has wonderful views facing West to take in stunning sunsets. There are 4 further bedrooms, 2 with ensuites and a family shower room, plus access to a full height attic. The Warren is an Iconic house, cleverly merging historical characteristics with that of modern day living.

OUTSIDE

Set within the beautiful landscape of Streatley on Thames enjoying the most wonderful outlook, with close proximity to the historic Ridgeway path, The Warren is found at the end of Rectory Road with a private driveway offering ample parking on the gravelled forecourt. Its grounds reach to approximately 2.6 Acres and are fully organic with the current owners producing quality meat, vegetables and apple juice. There is a detached double garage, currently housing much of the bio fuel plant room at the front of the property and the land wraps around the entire property, extending across the back and stretching across onto the

lawn, paddocks and fields beyond. The gardens offer a variety of seating areas within its vast space, from the terrace which runs the length of the property at the rear to the enclosed entertaining terrace which has a bespoke pizza oven and BBQ area. Further there is a large studio, currently used as a gym.

Its dedicated vegetable and fruit garden along with Rhino Greenhouse allow for a wonderful array of home-grown food and cut flowers. On the west side of the garden is a beautiful natural swimming pond set amongst wild flowers and planted raised flower beds, offering a lovely tranquil addition to the already impressive gardens.

A large barn with solar panels, animal food store and hen house complete the outbuildings. Currently on the paddocks are sheep grazing on the land which is fully agricultural.

The grounds are simply stunning. Featuring beautiful planting, trees and shrubs, the gardens themselves are only enhanced by the truly serene and peaceful setting which is a rare find.



The Warren, Rectory Road, Streatley on Thames, Berkshire, RG8 9QE

Approximate Gross Internal Area = 369 sq m / 3971 sq ft
Limited Use Area = 18 sq m / 193 sq ft Outbuildings = 112 sq m / 1205 sq ft
Total = 499 sq m / 5371 sq ft



Ground Floor

First Floor

CREATESPACE DESIGN ref 540

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



GENERAL INFORMATION

Services: Mains electricity connected to the property. Water from a bore hole. Shared sewerage system. Central heating and hot water from bio fuel renewable wood pellets. Gigaclear superfast broadband connected.

Energy Performance Rating: TBC

Postcode: RG8 9QE

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 Streatley-on-Thames. Once at the top of the High Street, bear right onto the Wallingford Road, and after a short way along onto Wantage Road. In a further few hundred metres Rectory Road will be found off on the left-hand side. Continue past the Golf Club and out for about 1 mile. You will then come to a small hamlet of properties, with The Warren being the last house on the left. Continue through the gates and onto the driveway.

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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