



SUNFIELD

TOWNSEND ROAD ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE

Warmingham
www.warmingham.com

SUNFIELD

TOWNSEND ROAD ♦ STREATLEY-ON-THAMES

♦ BERKSHIRE

Goring-on-Thames High Street 1 mile ♦ Goring & Streatley Railway

Station 1.3 miles ♦ Wallingford 5 miles ♦ Reading 9.5 miles

♦ Henley-on-Thames 13 miles ♦ Newbury 14 miles ♦

Oxford 18 miles ♦ M4 (J12) 10 miles ♦ M40 (J6) 15 miles

(Distances approximate)

Privately situated in this desirable tree lined road on the elevated fringe of the village, yet just a short walk to The River Thames, extensive high street shops in Goring-on-Thames, well revered primary school, mainline railway station providing direct access to London within the hour and yet also conveniently placed for Oxford, Reading, and the M4 & M40.

An individual Edwardian residence, built in early 1900's and benefitting from generously proportioned rooms extending to approximately 2,518 sq ft including 5 receptions rooms, 4/5 bedrooms and 2 bathrooms and set in a beautiful mature corner plot.

♦ Quintessential English
Riverside Village Within Close
Walking Distance Of Extensive
Amenities, Schooling, and
Mainline Railway Station To
London Paddington In Well
Under The Hour

♦ An Edwardian Residence
Extending to 2,518 Sq Ft In A
Desirable Road

♦ Gated Entrance Driveway

♦ Entrance Porch

♦ Large Entrance Hall

♦ Sitting Room with Fireplace

♦ Sun Room

♦ Dining Room with Fireplace

♦ Kitchen/Breakfast Room

♦ Utility Room

♦ Shower Room

♦ 4 Double Bedrooms

♦ Study/Single Bedroom

♦ Family Bathroom with Bath
and Separate Shower

♦ Mature Gardens & Grounds
of 0.3 of an Acre with
Outbuildings

♦ Workshop

♦ In All Extending to 2,766 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, 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 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 completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Sunfield is an attractive Edwardian property with rendered elevations and clay tiled roof with steep pitch. Entrance is under an open porch into the entrance hall which is a generous sized room offering a seating area and stair access. The sitting room has a large bay window overlooking the garden and it has a fireplace. A door leads directly into the sun room which sits at the front of the house. The dining room also has an open fire and mirrors the sitting room with another bay window. The kitchen breakfast is a large space, incorporating a seating area and island. A utility room is at the back of the room, then a rear hallway takes you to the cloakroom with shower. A further door then takes you into a connecting room and then into the workshop, which could become an office. Upstairs there are 4 double bedrooms and 1 single bedroom currently used as a study. There is a family bathroom with bath and shower and an additional cloakroom at the end of the landing. The property has benefitted from replacement UPVC windows whilst retaining its original features, such as panelled interior doors and fireplaces.

OUTSIDE

Privately approached of this peaceful tree lined road, a five bar gate opens onto a gravelled driveway offering secure off road parking. With a mix of hedged and walled boundaries, the gardens wraparound the property within its corner plot of 0.3 of an Acre. With many mature shrubs and flower beds, the garden splits into 2 areas, with pretty trellis displaying climbing plants separating the two. There is a working kitchen garden with raised beds and fruit trees, plus greenhouse and an open shed for garden storage / log store and compost area. To the other side is the more formal garden with large lawn area and patio, perfect for an "al fresco" lifestyle. There is a summer house and a garden room within it. The gardens compliment this attractive property.

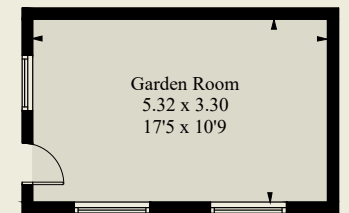
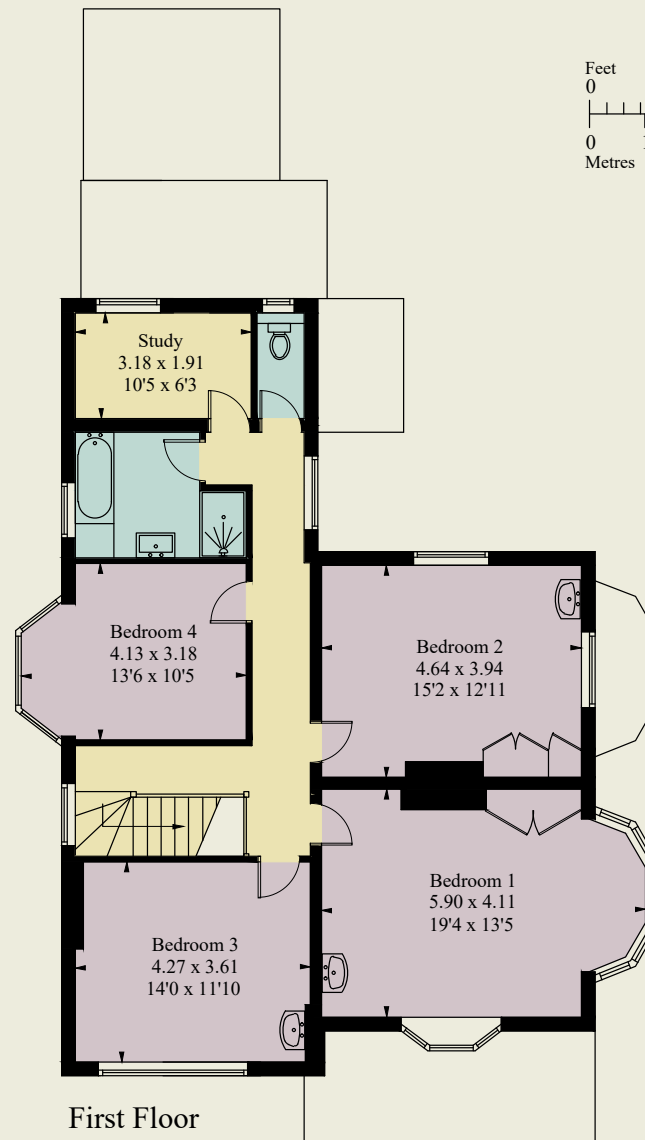
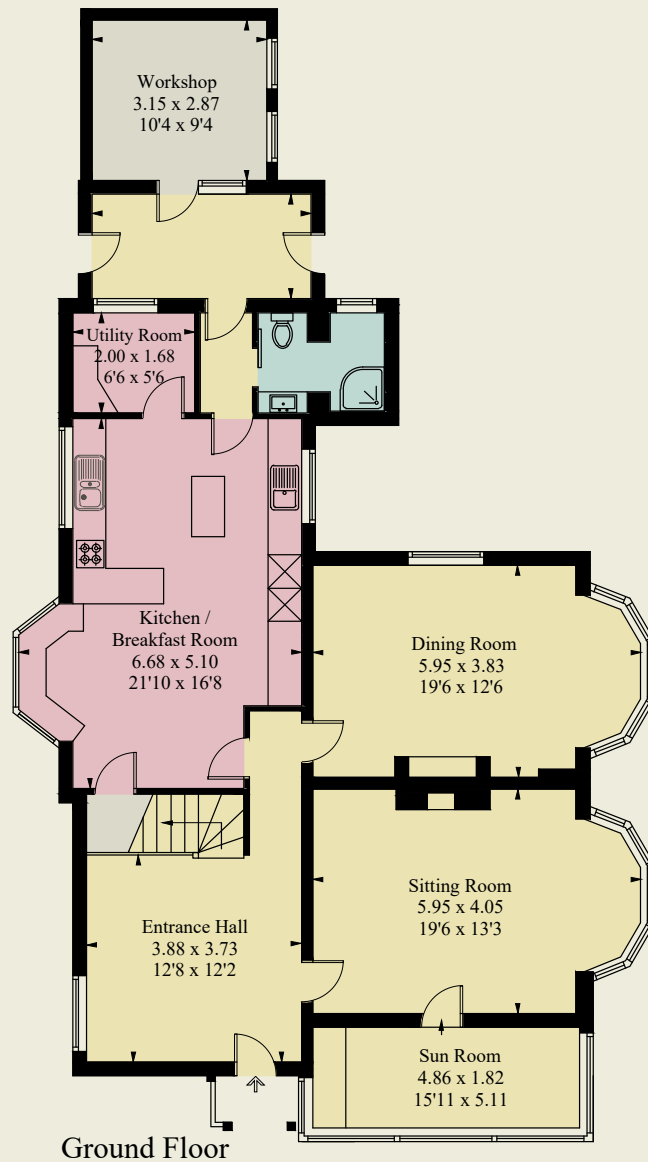
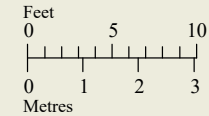


Sunfield, Townsend Road, Streatley, Berkshire, RG8 9LH

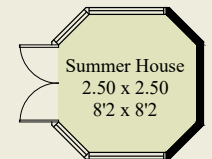
Approximate Gross Internal Area = 234 sq m / 2518 sq ft

Outbuildings = 23 sq m / 247 sq ft

Total = 257 sq m / 2766 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 546

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



GENERAL INFORMATION

Services: Mains electric, gas, and water are connected to the property. Gas fired boiler 2 years old. Private drainage.

Council Tax: G

Energy Performance Rating: D / 62

Postcode: RG8 9LH

Local Authority: West Berkshire District Council
Tel: 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. After passing the junction with the A417 Wantage Road take the next and last turning left just before leaving the village into Townsend Road. Sunrise is the first 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.



01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

