



4 CHESTNUT COTTAGES

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)

A 4 bedroom mews house in a tucked away position, close to the village amenities, train station and with good road access.

- ♦ Hallway
 - ♦ Cloakroom with shower/wet room
 - ♦ Living/Dining Room
 - ♦ Fitted Kitchen
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- ♦ 2 Double Bedrooms with Fitted Wardrobes
 - ♦ 1 Single Bedroom
 - ♦ Bathroom with Bath and Overhead Shower

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- ♦ Top floor Bedroom with good space and fabulous views

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- ♦ Patio Garden



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 Downslands 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

4 Chestnut Cottages is approached by a footpath flanked by lawn on each side, the front door leads into the hallway with a cloakroom which incorporates a shower/wet room. The Sitting Room at the front has a wide angled bay window enjoying a private aspect and also giving views across to the wooded National Trust hillsides above Streatley. The Dining Room is located at the rear, with doors to the patio garden. The kitchen is fully fitted and has a back door.

There are 3 bedrooms upstairs - two double with useful fitted wardrobes and 1 single. The family bathroom is a white suite and has a bath and overhead shower.

There is a loft conversion on the second floor, offering a great size bedroom with storage and great space and light and fabulous views.

OUTSIDE

Across the frontages to Chestnut Cottages are lawned gardens with each property having its own footpath entrance. Along the raised frontage to Wallingford Road there is a brick and flint wall with a line of mature hedges and trees extending along the frontage on top of the wall which completely screen the road as well as providing natural interest and protection. There are also far reaching views across to the National Trust wooded hillsides above Streatley.

At the rear of the property the garden has been professionally landscaped with a large patio terrace flanked by borders containing a range of plants and shrubs with fencing around all three sides having shaped trellising along the top providing additional privacy whilst allowing dramatic views over the roof lines of Streatley High Street across to the Chiltern Hills in the distance.

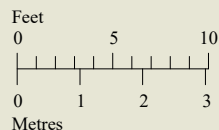


4 Chestnut Cottages, Wallingford Road, Streatley on Thames, Berkshire, Reading , RG8 9JQ

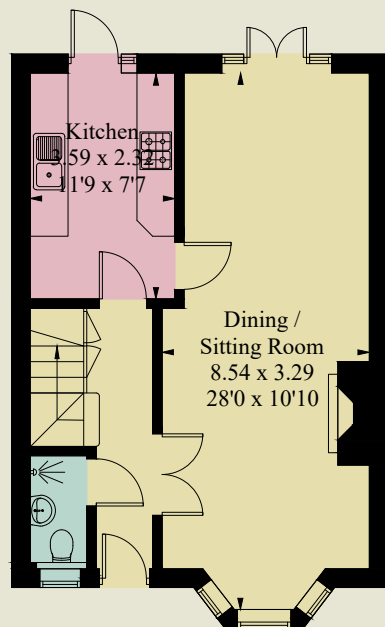
Approximate IPMS2 Floor Area = 103.3 sq m / 1112 sq ft

Limited Use Area = 17.1 sq m / 184 sq ft

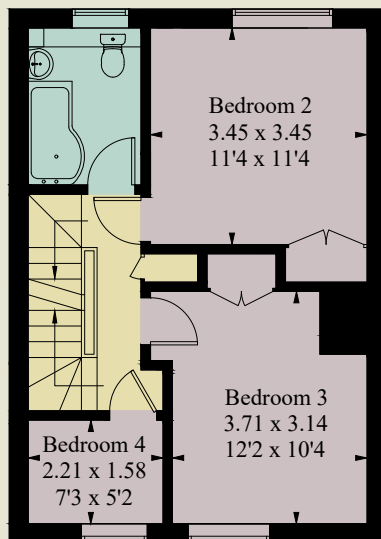
Total = 120.4 sq m / 1296 sq ft



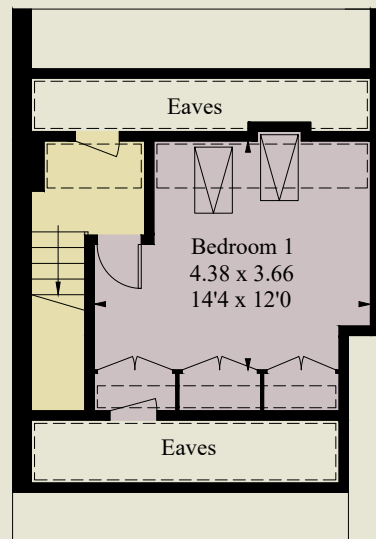
[] = Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 235447

GENERAL INFORMATION

Services: All main services are connected. Central heating and domestic hot water from gas fired wall boiler. Secondary hot water supply from immersion heater.

Council Tax: E

Energy Performance Rating: D

Postcode: RG8 9JQ

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street, across the River bridge and up to the top of Streatley High Street where at the traffic lights turn right on to the Wallingford Road. In a further two hundred yards turn right into a cul-de-sac and park at the further end by the hammerhead. 2 Chestnut Cottages is in a line of Mews Cottages which front on to the Wallingford Road approached by a footpath which extends across the whole frontage with individual pathways leading up to each property.

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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