



LITTLE COOMBE

THE COOMBE ♦ STREATLEY ON THAMES ♦ BERKSHIRE



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Goring & Streatley Railway Station (London Paddington within the hour) - 1.1 miles

♦ Reading (London Paddington 27 minutes) - 11 miles ♦ M4 (Junction 12) - 10 miles ♦

Henley on Thames - 14 miles ♦ Newbury - 16 miles ♦ Oxford - 20 miles

♦ Goring on Thames / The River Thames - 0.8 miles

(Distances and times approximate)

In an elevated and picturesque setting within a quiet cul-de-sac road with far reaching views of the surrounding scenic National Trust owned wooded hillsides above Streatley on Thames and the ‘Goring Gap’ and just a short distance from the mainline station with commuter trains into London Paddington within the hour.

An individual detached family residence with 6 bedroom accommodation, totalling 2,889 sq ft including double garage set within a large plot of 0.55 of an Acre of beautiful gardens.

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|---|---|
| ♦ Entrance Porch | ♦ 5 Further Bedrooms |
| ♦ Reception Hall | ♦ Family Bathroom with Bath and Overhead Shower |
| ♦ Cloakroom | ♦ Family Shower Room |
| | ♦ W.C. |
| ♦ Sitting Room with fireplace | |
| ♦ Kitchen / Dining Room | ♦ Private Gravelled Driveway |
| ♦ Family Room | ♦ Integral Double Garage |
| | |
| ♦ Rear Hallway | |
| ♦ Utility Room | ♦ Mature Landscaped Gardens & Grounds of 0.55 acres |
| | |
| ♦ Main Bedroom with Ensuite with Bath and Separate Shower | ♦ Views of Surrounding National Trust Hillsides |

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 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 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 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 electrification of the line has significantly improved travelling times to East and West destinations.

The Coombe is a long cul-de-sac road rising up to the top from where a footpath leads up onto the surrounding National Trust wooded hillsides and Lardon Chase which overlooks Streatley and from where there are dramatic views right across the 'Goring Gap'. The road comprises a mixture of interesting residential properties some dating back to the late Victorian and Edwardian eras and there is easy access into the central village Conservation Area and historic High Street. Located at the bottom of the road is the village primary school. Streatley Primary Schools has a widespread reputation for being a friendly run school that continues to achieve the highest recognition through it's pupils achievements. A further advantage is that Streatley Primary School is one of 'The Downs Secondary School's' feeder schools. Again The Downs continues to be regarded as one of the very best secondary schools within the area, maintaining a long and well regarded reputation.

PROPERTY DESCRIPTION

Built in 1950's by local builder Smallbones and having attractive brick elevations under a tiled roof, Little Coombe is an individually designed detached house offering generous family accommodation. Extended in more recent years and benefitting from double glazed units, redecorating and renewed guttering, the property offers 6 bedroom, 3 bathroom accommodation. The front door opens into a central reception hall with cloakroom off, spacious double aspect sitting room with fireplace, and contemporary open plan kitchen/dining room. All principle rooms have double doors opening out to the garden and offering a wonderful connection to outside. Beyond the kitchen is a further hallway leading to a family room, utility room, and internal door to the double garage. A separate side entrance makes this area easily suitable for conversion to an annexe if required. Upstairs, the main bedroom is found to the far end and has built in wardrobes. A separate landing area offers space for dressing table and opposite is the luxurious ensuite with bath and separate shower. There are 5 further bedrooms, family bathroom and an additional shower room. All rooms enjoy a delightful outlook over the gardens and / or surrounding wooded hillsides.





OUTSIDE

Occupying a secluded plot of 0.55 of an acre and rising to the rear providing wonderful views of the surrounding wooded National Trust hillsides. The entrance is secluded with mature trees and hedges behind a fenced boundary. A five bar gate opens into a large gravelled forecourt providing ample parking space and leading up to an integral double garage with electric oak doors. A side gate leads round to the rear and opening out into the wonderful gardens. Steps from the house go up to a large terrace patio overlooking

the principle lawned garden, with a beautiful backcloth of mature borders, and trees. A perfect "al fresco seating and entertaining opportunity. The grounds are carefully landscaped, with an abundance of colour throughout the year. A winding brick pathway leads up to an Orchard with apple, pear and plum trees and at the very top are several fruit cages. The elevated views are spectacular and there are panoramic views across The Coombe. There is a large greenhouse and a garden room, currently used as a gym.

In all the grounds amount to 0.55 Acres.



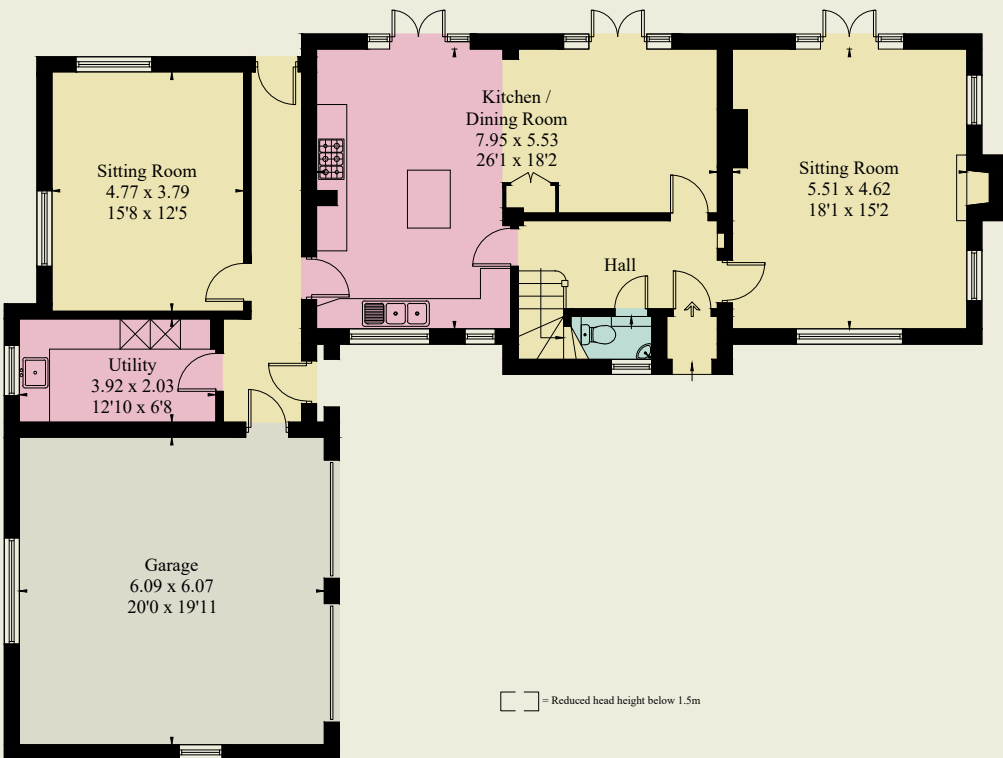
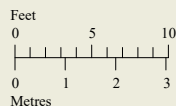
Little Coombe, The Coombe, Streatley on Thames, RG8 9QT

Approximate IPMS2 Floor Area = 268.4 sq m / 2889 sq ft (Including Garage)

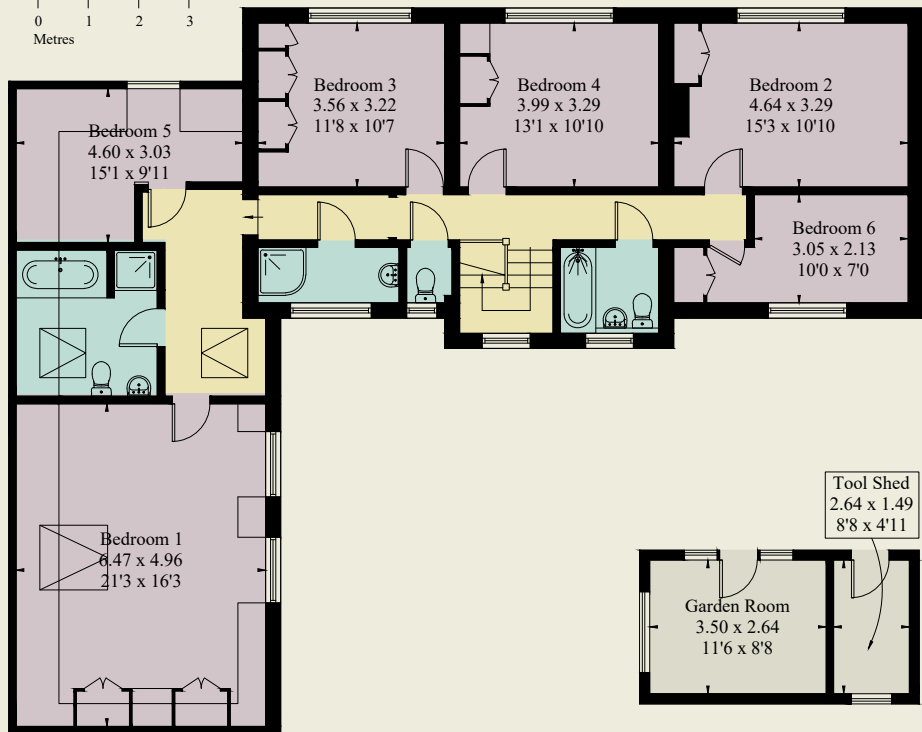
Outbuilding = 13.6 sq m / 146 sq ft

Limited Use Area = 17.2 sq m / 185 sq ft

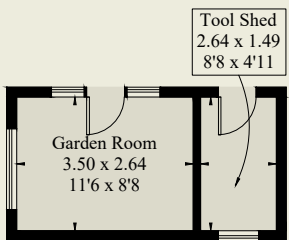
Total = 299.2 sq m / 3220 sq ft



Ground Floor



First Floor



Outbuilding

(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with IPMS: Residential Buildings by fourwalls-group.com 233716



GENERAL INFORMATION

Services: All mains services are connected to the property. Central heating & hot water from gas fired boiler. Gigiclear broadband is connected.

Council Tax: G

Energy Performance Rating: D

Postcode: RG8 9QT

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 over the river bridge and up to the top of Streatley High Street where at the traffic lights continue straight across onto the Aldworth Road. In a few hundred yards at the foot of the hill bear left into The Coombe. Little Coombe will be found a short way up on the right hand side, being the fifth house along.

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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