



CHALKHILL BARN

STREATLEY ON THAMES ♦ BERKSHIRE



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Goring Station 1.75 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)

Set within the backdrop of Goring & Streatley Golf Course offering stunning views all around yet just a short walk from the historic high street, village pub, primary school and railway station at Goring providing access to London Paddington in under the hour.

A beautifully presented barn offering spacious and light accommodation consisting of 5 reception rooms, 3 ensuite bedrooms set within a gated plot totalling 0.4 of an Acre of private south west facing gardens and grounds.

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| ♦ Reception Hall | ♦ 2 Further Double Bedrooms with Built In Double Wardrobes and Ensuites |
| ♦ Kitchen | |
| ♦ Breakfast Room | ♦ Airing Cupboard |
| ♦ Family Room/Study | |
| ♦ Inner hall with Cloakroom | ♦ In All Extending to Approximately 2,077 Sq Ft |
| ♦ Utility Room | |
| ♦ Sitting Room | ♦ Mature & Private Electrically Gated Grounds with Ample Parking |
| | ♦ Further Parking Bay |
| ♦ Galleried Landing | |
| ♦ Main Bedroom with Walk In Wardrobe and Ensuite with Bath and Separate Shower | ♦ Gardens & Grounds Totalling 0.4 of an Acre |

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 Downslands 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.

Crossrail services from Reading which together with the electrifying of the line significantly improve travelling times to central London destinations.





PROPERTY DESCRIPTION

Built in 2010 and within the same ownership since new, Chalkhill Barn is a stunning property offering high quality fixtures and fittings throughout. With lower brick and upper boarded elevations under a pitched and gabled slate roof, the barn sits perfectly within its landscape. Entrance is into the spacious reception hall with oak staircase and oak flooring running throughout the ground level. The light coming in through the large glazed windows is a theme of the house and interior oak framed glazed windows and doors continue room by room. The kitchen is newly installed and is a bespoke handmade design from Ben Heath of Hungerford. Incorporating integrated appliances and smart storage, it also features quartz worktops and a large island which then separates the room from the breakfast area. French doors have views of

the garden and lead onto the terrace, offering a perfect opportunity for “al fresco” dining and entertaining. The family room/study sits behind the hall and also enjoys garden views and direct access. There is an inner hall with cloakroom and utility room with stable door and on the other side of the hall is the spacious sitting room. The stunning oak and glass staircase leads up to the galleried landing which has a large airing cupboard and doors leading to all rooms. The main bedroom has a walk in wardrobe and luxurious ensuite with shower and separate bath. The second bedroom has 2 double wardrobes and ensuite bathroom and the third bedroom enjoys views across the garden and golf course beyond. It also has 2 double wardrobes and its own ensuite shower room. There is a large part boarded loft with drop down ladder. Chalkhill Barn offers fantastic space and is presented to a very high standard - an early viewing is recommended.





OUTSIDE

Chalkhill Barn is approached off a private road, owned by the property and with access rights to the other barns. Electric gates bring you through into the gravelled driveway offering parking for several cars. There is a secondary parking bay to the front of the property, accessed off the private road. The gardens are simply stunning and compliment the quality of the barn. With a south west aspect, there is a terrace running across the back which then opens up to a larger area, perfect for catching the afternoon sun and evening sunsets. Bricked borders, well stocked with plants and flowers run around the terrace in front of

the lawn which has specimen trees and manicured box hedging as well as shrubs and a copper beech hedge border. A large lawn area sits behind the planted garden and adjoins the golf course. Hedging gives privacy and the backdrop to the course is breathtaking, not only during the day but at night when there is an uninterrupted sky view, perfect for star gazing. To the side of the barn is the kitchen garden with raised beds, a greenhouse and there are 2 sheds for storage. The gardens are a wonderful private sanctuary to sit and enjoy in peace and harmony.

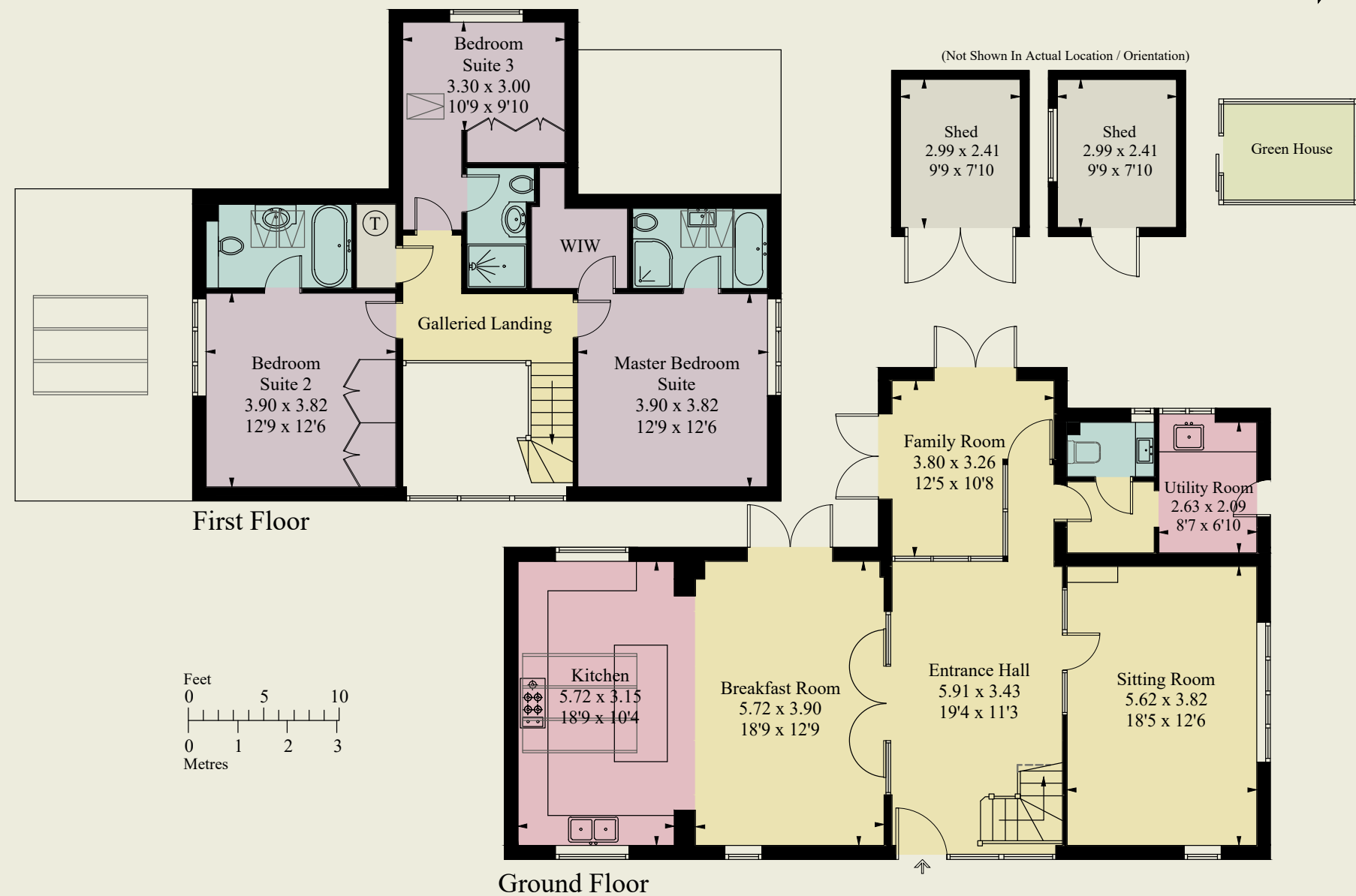


Chalkhill Barn, Rectory Road, Streatley on Thames, Berkshire, RG8 9QB

Approximate Gross Internal Floor Area = 179 sq m / 1926 sq ft

Outbuildings = 14 sq m / 150 sq ft

Total = 193 sq m / 2077 sq ft



First Floor

Ground Floor

CREATESPACE DESIGN ref 569

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



GENERAL INFORMATION

Services: Air Source Heat Pump providing hot water and underfloor heating throughout.

Mains Gas, Electricity & Water are connected to the property. Gigiclear fibre broadband to the door, with speeds up to 900mb available.

Council Tax: G

Energy Performance Rating: C / 78

Postcode: RG8 9QB

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. Continue past the Golf Club and the barns are found on the left-hand side before Golf Cottages. Chalkhill Barn is on the left-hand side as you enter.

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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