



# 19 HILL GARDENS

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)

On the elevated fringe, offering wonderful views of Lardon Chase and The Goring Gap and within a popular private cul de sac, close to all the village amenities in Goring on Thames, and for the mainline railway station providing access to London Paddington in under an hour.

19 Hill Gardens is a beautifully presented and spacious 5 bedroom detached family home with attached 1 bedroom self contained annexe in all extending to 3,110 sq ft including double garage, set within its own private garden.

- ♦ Wide Covered Porch
- ♦ Entrance Hall
- ♦ Cloakroom with Shower

- ♦ Sitting Room with open Log Burner
- ♦ Study
- ♦ Kitchen/Breakfast Room
- ♦ Conservatory

- ♦ Landing
- ♦ Main Bedroom With En-Suite Bathroom with Bath and Separate Shower
- ♦ 4 Further Bedrooms
- ♦ Family Bathroom

- ♦ Double Garage
- ♦ Utility Room

- ♦ Self Contained Annexe with Bedroom and Shower Room To Ground Floor
- ♦ Kitchen/Sitting Room with Eaves Storage To First Floor

- ♦ Private Front and Rear Garden

- ♦ In All Approximately 3,110 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 is 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 and Coppa Club, 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 regarded 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 Heathrow, London and beyond.

### PROPERTY DESCRIPTION

19 Hill Gardens is a well presented a spacious family home offering 5 bedroom, 3 bathroom accommodation in the main house and a separate 1 bedroom annexe attached. Entrance is into the hall with coats cupboard, staircase and generous understairs storage. The sitting room has a large bay window looking across the front garden and has dual aspect with sliding doors giving direct access. There is a log burner and then in the far corner is a door into the separate study. The hall continues into the middle of the house and has a cloakroom with shower. The kitchen is fully fitted and looks out onto the front of the property. The room naturally separates and then leads into the breakfast area with generous dining space and then into the conservatory which has a wonderful panoramic garden view and French doors allowing for access as well as underfloor heating. Upstairs, the main bedroom looks down towards Goring and The Chilterns and its elevated position makes for a wonderful uninterrupted view. The bedroom has 2 built in wardrobes and an ensuite with bath and separate shower. All 4 further bedroom have fitted wardrobes and there is a family bathroom with bath and overhead shower.

The utility room is accessed via the side of the house and from here you can also enter the bedroom of the annexe. It also has doors into both the bedroom and hallway via the rear of the house. The annexe has a double bedroom and shower room to ground level and then staircase up to the kitchen with sitting room and access to a generous eaves storage cupboard. The accommodation can easily stay separate or incorporated back into the main house. Offering flexibility, the property is a well proportioned family house.

### OUTSIDE

The property is approached behind hedging, allowing for a private front aspect. The driveway leads up to the double garage with up and over door and an EV charger on the side. There is pretty planting to the front with railway sleeper borders full of shrubs, herbs and plants. A side gate and pathway brings you to the rear garden. Fully fenced, it is mainly laid to lawn with shrubs and trees and then a lovely terrace at the far corner, perfect for enjoying afternoon sun and evening sunsets as well as "al fresco" dining. With views of Lardon Chase across the rooftops, it is a perfect sheltered haven.





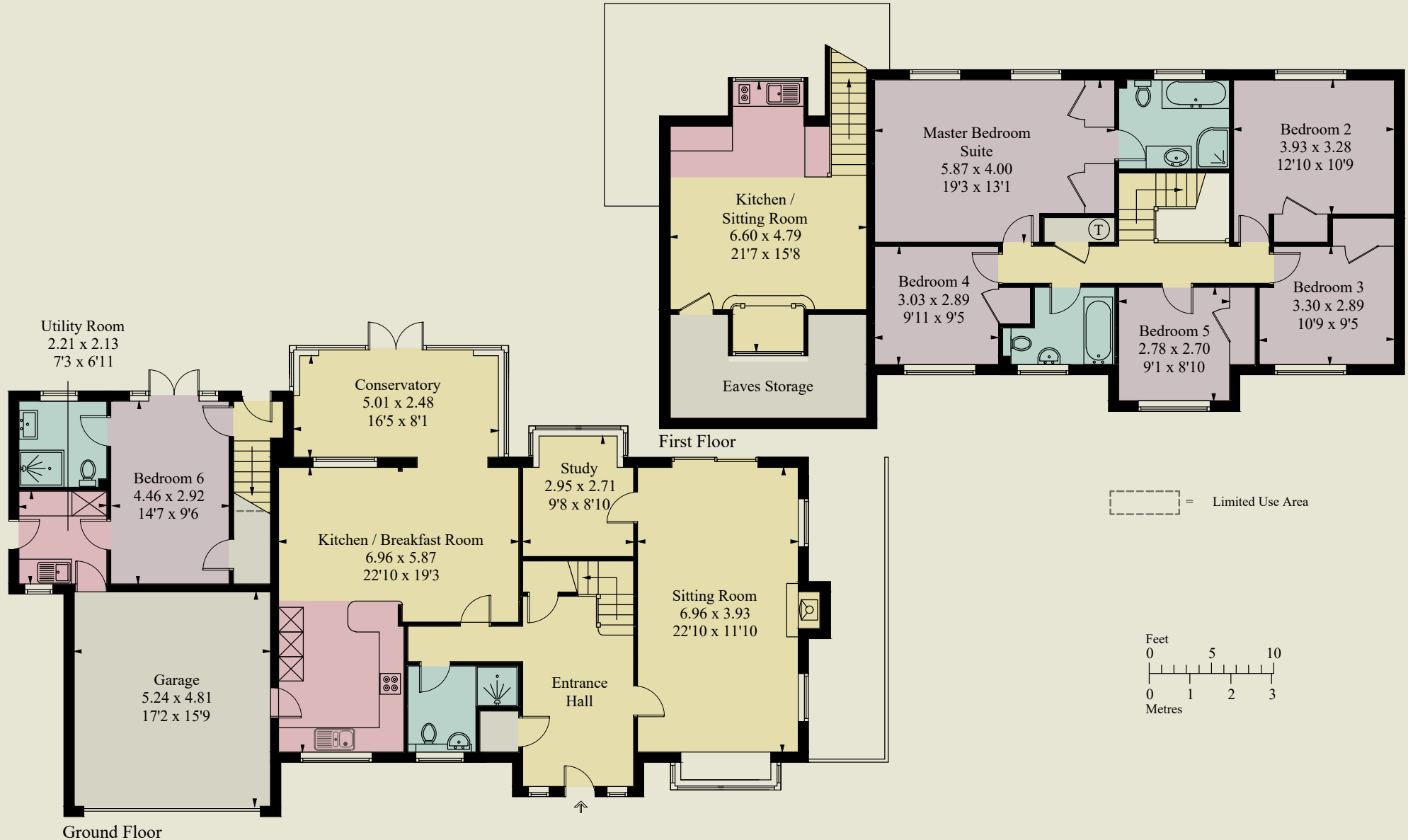


# 19 Hill Gardens, Streatley-on-Thames, Berkshire, RG8 9QF

Approximate Gross Internal Area (including Garage) = 279 sq m / 3003 sq ft

Limited Use Area = 10 sq m / 107 sq ft

Total = 289 sq m / 3110 sq ft



CREATESPACE DESIGN ref 486

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





## GENERAL INFORMATION

**Services:** All main services are connected to the property. Central heating and domestic hot water from gas fired boiler in the garage. A secondary boiler for the duplex is in the utility room.

**Main House Council Tax Band:** G

**Annexe Council Tax Band:** A

**Main House Energy Efficiency Rating:** C

**Annexe Energy Efficiency Rating:** C

**Postcode:** RG8 9QF

**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 cross over the River Bridge and continue up to the traffic lights at the top of Streatley High Street. Continue straight across onto the Aldworth Road and after passing The Bull car park take the next turning left into The Coombe and then immediately left into Bull Meadow. Hill Gardens is behind Bull Meadows and the road bends road to the left. Carry on and 19 will be found immediately in front of you.

## 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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