



OWL COTTAGE

COLDHARBOUR ♦ GORING HEATH ♦ OXFORDSHIRE



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Goring & Streatley Train Station (London Paddington within the hour) 3 miles ♦ Reading 9 miles ♦ M4 (J12) 13 miles ♦ M40 (J6) 17 miles ♦ Henley on Thames 11 miles ♦ Oxford 20 miles ♦ Wallingford 8 miles (Distances and times approximate)

Situated high-up on top of Chilterns escarpment adjoining meadows and a delightful rural landscape with stunning views across the Thames Valley to the Berkshire Downs on the opposite side of the River Thames.

An individual detached house designed and built for the current owners, sited to take full advantage of its fabulous setting and incorporating a high specification with impressive accommodation of 3,024 sq ft. including 3 reception rooms, 4 bedrooms and 3 bathrooms.

♦ Electric Gates onto a Spacious Driveway

- ♦ Reception Area
- ♦ Dining Hall
- ♦ Cloakroom
- ♦ Sitting Room
- ♦ Kitchen Breakfast Room
- ♦ Utility Room

♦ Second Staircase Up To Bedroom 4 / Office with Ensuite Shower Room

- ♦ Main Bedroom With Wall To Wall Wardrobes, Balcony Affording Awe-Inspiring Views and Ensuite Bathroom with Bath and Wet Room
- ♦ 2 Further Double Bedrooms
- ♦ Family Bathroom With Bath and Separate Shower

♦ Integral Double Garage

♦ In all Approximately 3,024 Sq Ft

♦ Delightful Secluded Gardens & Grounds Adjoining Open Fields of approximately 0.3 of an Acre



SITUATION

Coldharbour is a timeless hamlet comprising a small cluster of properties which are mostly period in origin including thatched brick and flint cottages, located in a peaceful and totally unspoilt rural area designated as of 'Outstanding Natural Beauty', on the edge of a high Chilterns escarpment overlooking the Thames Valley and conveniently situated between the villages of Whitchurch Hill and Crays Pond. The area offers a wealth of outstanding state and private schools within easy reach by either private transport, or extensive school transport routes which are in abundance.

There are good road communications for Reading, Henley on Thames, Wallingford, Oxford and both the M4 and M40 motorways. Main line stations at Goring, Pangbourne and Reading provide fast commuter services up to London (Paddington) in under the hour.

In addition to well revered nearby primary school at Whitchurch on Thames and Langtree secondary school in Woodcote, locally the area is also extremely well served by an excellent range of private schooling also, of particular note; St Andrew's, The Oratory Prep & Senior, Pangbourne College, Cranford House, Moultsford Preparatory, Abingdon Boys and The School of St Helen & Katharine.

PROPERTY DESCRIPTION

Owl Cottage is a beautifully designed property, built in 2012 by the current owners and offering high specification fixtures and fittings, including oak flooring, doors and staircase, underfloor heating to ground and first floor, air filtering system and intelligent lighting.

Entrance is into a spacious reception area with dining room to the far end. Fixed floor to ceiling windows draw your eyes to the breathtaking views outside, which can be seen from all reception rooms. The cloakroom is built within the curve of the building. Glazed doors lead into the sitting room which has dual aspect and a wood burner.

Bi fold doors lead out onto the terrace with Loggia extending the width of the property. To the other side of the dining area are further glazed doors into the kitchen breakfast room. Designed by Holme Tree, in Ashley De La Zouch, the kitchen combines traditional wooden units with Silestone island. Travertine tiles run throughout the room and there is a generous dining area with bi-fold doors leading to the terrace, perfect for "al fresco" dining and entertaining. The utility room offers further storage and takes you through to the rear lobby with door leading to the integral double garage and staircase up to the self-contained bedroom / office which has an ensuite shower room.

The main staircase goes up to a beautiful galleried landing with views over the front providing much light. The main bedroom features wall to wall wardrobes and is vaulted. French doors take you onto the balcony capturing the stunning countryside views of the Thames Valley beyond. The ensuite is luxurious, with stand alone bath and wet room area. 2 further bedrooms with views and built in wardrobes and family bathroom with bath and separate shower complete the main upstairs. The accommodation is well proportioned and presented beautifully. An early viewing is highly recommended.

OUTSIDE

The property has an idyllic location situated towards the end of a quiet country lane. Private electric gates take you onto the fully gravelled driveway which offers parking for several cars and the double garage for further parking. There is pretty planting to the front of the house and then lawn to the side which then wraps around the whole property. To the side of the house is a stunning pergola with climbing roses. The rear garden offers many seating opportunities to sit in total privacy and enjoy in peace and harmony. Low box hedging with planted borders adjoin the fields at the back and then the lawn continues round and opens out to the side with a summer house. The Loggia across the back of the house has supporting timbers and a wide terrace. At the back of the garage is a wood store and the property enjoys a rain water harvesting system. Surrounded by country hedging, the plot extends to 0.3 of an Acre and a wonderful rural setting is very rare to the market.



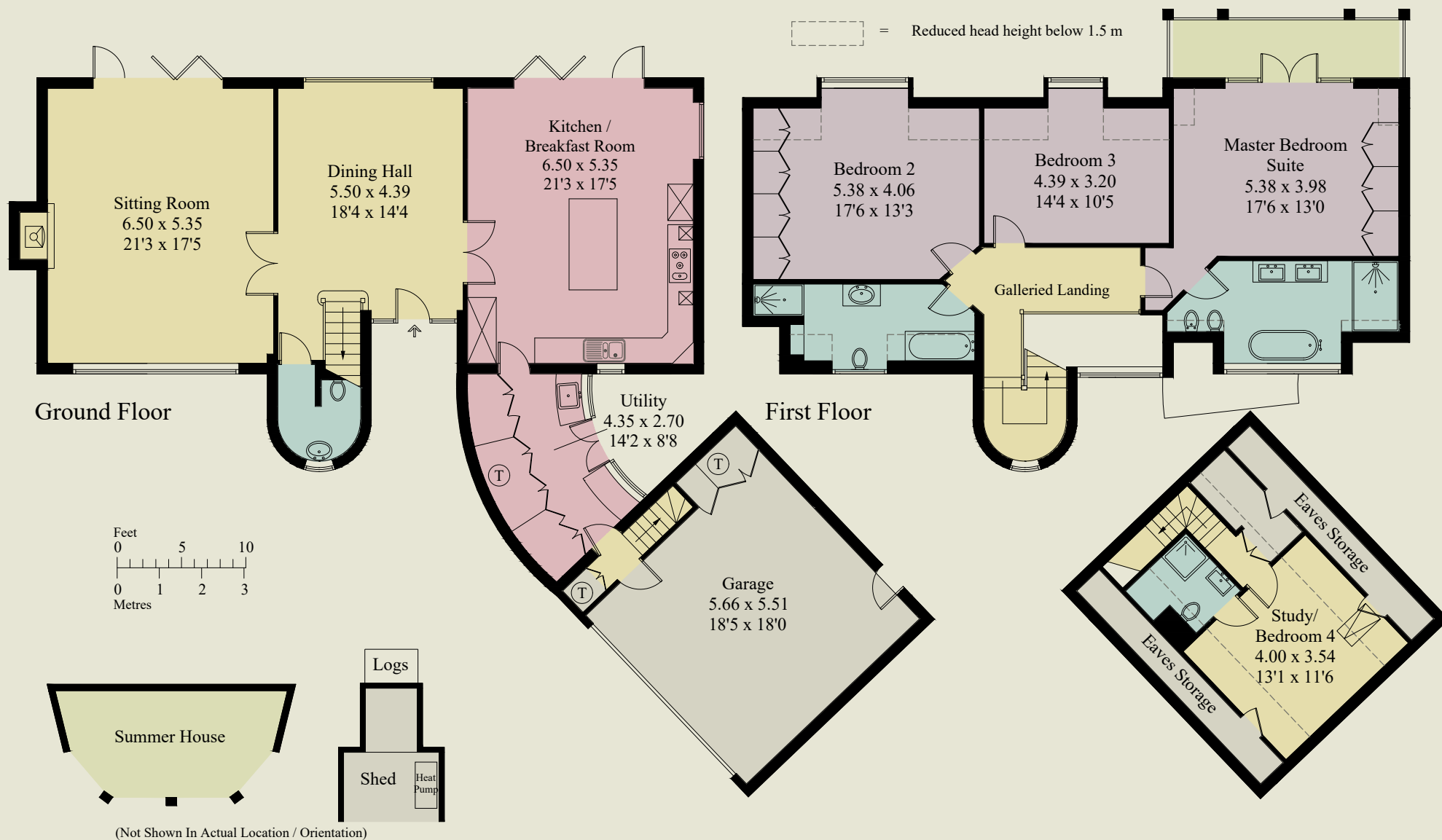


Owl Cottage, Cold Harbour, Goring Heath, Oxfordshire, RG8 7SY

Approximate Gross Internal Area (including Garage) = 252 sq m / 2712 sq ft

Limited Use Area = 29 sq m / 312 sq ft

Total = 281 sq m / 3024 sq ft



CREATESPACE DESIGN ref 605

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



GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Septic tank drainage. Central heating and domestic hot water from Air Source Heat Pump. The property has a water softener and is fully alarmed.

Energy Performance Rating: TBC

Postcode: RG8 7SY

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and proceed up to the top of the High Street where at the railway bridge junction bear right and then next left into Reading Road into the Queens Arms PH. Follow the road up Whitehill and out of the village and in a further 2 miles on reaching Crays Pond turn right at the crossroads for Whitchurch Hill and Pangbourne in a further 1 mile turn right into the road for Coldharbour almost directly opposite the entrance into the Oratory Prep School. Continue along this quiet country lane bearing left at the fork and the entrance to Owl Cottage will be found 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.

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