



# AMBLESIDE

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)

Situated in a private road on the fringe of this popular Thameside village with wonderful wraparound gardens and grounds on 0.66 of an acre, yet just a short walk to extensive amenities and schooling in the village and across the river in Goring-on-Thames, as well as for the mainline railway station, providing direct access to London Paddington within the hour.

An impressive chalet style house offering flexible accommodation of 4,434 sq ft, including 4 reception rooms, 4 bedrooms and 3 bathrooms and the added benefit of a detached 2 storey annexe all set within mature grounds with a heated swimming pool.

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|---|--|
| ♦ A Detached 4 Bedroom Chalet Style House               | ♦ Galleried Landing  |
| ♦ Electric Gated Entrance with Parking for Several Cars | ♦ 2 Double Bedrooms  |
| ♦ Wraparound Gardens of 0.66 of an Acre                 | ♦ Family Shower Room   |
|   | ♦ Main Bedroom Suite with Dressing Lobby, Dressing Area and Ensuite Bathroom with Bath and Separate Shower |
| ♦ Entrance Lobby  | ♦ Detached 2 Storey Annexe Including Sitting Room, Shower Room and Upper Office                            |
| ♦ Family Room with Log Burner and French Doors          | ♦ Large Store Area in Annexe   |
| ♦ Kitchen/Breakfast Room                                | ♦ Log Store  |
| ♦ Dining Room   |  |
| ♦ Sitting Room with French Doors                        | ♦ All Extending To Approximately 4,434 Sq Ft inclusive of limited use area                                 |
| ♦ Cloakroom   |  |
| ♦ Utility Room  | ♦ Heated Swimming Pool   |
| ♦ Bathroom  |  |
| ♦ Study   |  |
| ♦ Bedroom 4   | ♦ Large “Alitex” Heated Greenhouse   |

## 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, Moultsford 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

Ambleside is a detached chalet style house, originating from 1960's, but befitting from modernisation and extending in recent years to include a beautiful new oak staircase, fitted shutters, updated electrics, new boiler and a detached 2 storey annexe with separate large wine storage. Entrance is through large oak doors into a generous lobby area and then further double doors lead through into the family room. The family room has a log burner and there are French doors leading directly onto the terrace and offer wonderful poolside views. The room follows through into the kitchen breakfast room which is fully fitted with blue painted units and back stable door for outdoor access. There is a separate dining area at the opposite end of the room and a door leading into the utility room. Next to this is the sitting room, which is a wonderful addition to the property with fireplace and large sliding doors at the far end for garden and pool access. A door takes you through to the rear lobby and cloakroom. From the family room, doors

lead to the inner hallway with stunning oak staircase. There are 2 interconnecting rooms, which serve as a study and bedroom 4, featuring "porthole" windows. A family bathroom is next door. The stairs then take you up to the galleried landing with loft access. 2 double bedrooms sit between a family shower room. A further hallway takes you to the main bedroom suite. It has a dressing lobby with wall to wall fitted wardrobes. The room then opens into a large suite with sitting and bedroom area. The ensuite is a luxurious bathroom with bath and separate shower.

Separate from the main house, the current owner has built a 2 storey detached annexe. Entrance is into a beautiful room with high ceiling and staircase up to the bedroom. Downstairs is a shower room and then a secure door takes you into a large wine store.

Offering spacious and light accommodation, the property offers flexible accommodation and an early viewing is highly recommended.





## OUTSIDE

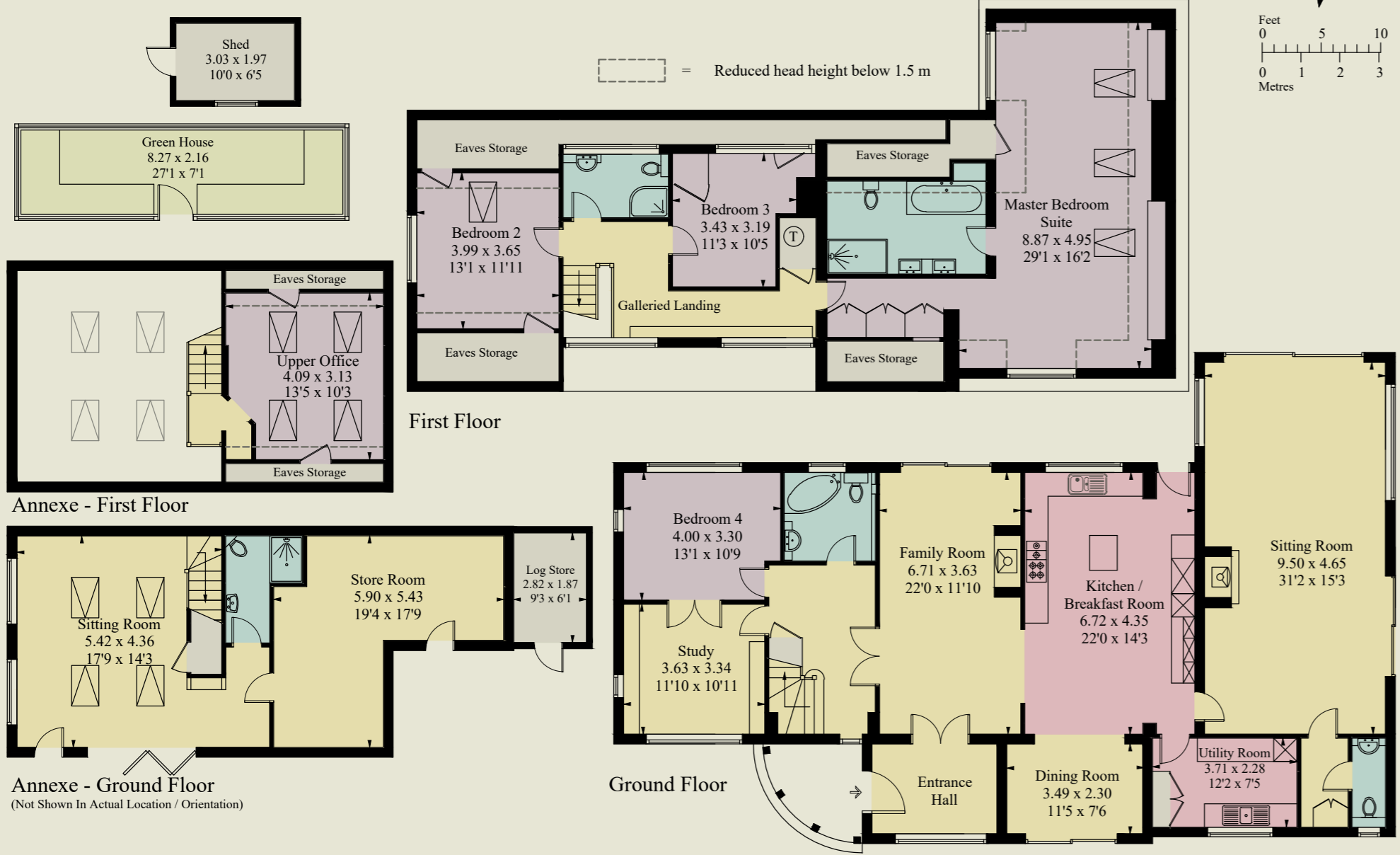
A private lane off Townsend Road leads to Ambleside. Electric gates take you through to the parking area with ample parking for several cars. At the front of the property is a Japanese style pond with curved wooden bridge. An Arbor allows for a shaded area and there are further ponds amongst beautiful established trees, such as Tulip tree, False Pear and different species of Firs. The paths lead up to the side of the property where there is a pool house and attractive "Alitex" Greenhouse which is heated, alongside cold frames to one side and raised beds and fruit orchard to the other. The main garden is

at the rear of the property and faces south. Across the back of the house is a paved terrace offering a wonderful opportunity for "al fresco" dining and entertaining. Steps from here then take you up to the heated swimming pool. The pool is heated via a air source heat pump and its terrace offers further seating areas to sit and enjoy the pool and garden. Borders filled with roses and many specimen trees including a twisted hazel and magnolia sit amongst the large lawn and truly complement the property and offer a peaceful environment to sit and enjoy.



Ambleside, Three Gables Lane, Streatley on Thames, Berkshire, RG8 9LJ

Approximate Gross Internal Area = 265 sq m / 2852 sq ft    Limited Use Area = 35 sq m / 376 sq ft  
Annexe = 82 sq m / 882 sq ft    Limited Use Area = 7 sq m / 75 sq ft    Outbuildings = 23 sq m / 247 sq ft  
Total = 412 sq m / 4434 sq ft



CREATESPACE DESIGN ref 518  
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



**GENERAL INFORMATION**  
**Services:** Mains gas, electricity and water are connected. Central heating and domestic hot water from gas fired boiler in the utility room. Pool heated via Air Source Heat Pump. Annexe is fully Electric.  
**Council Tax:** G  
**Energy Performance Rating:** C / 73  
**Postcode:** RG8 9LJ  
**Local Authority:** West Berkshire District Council  
Telephone: 01635 42400

**VIEWING**  
Strictly by appointment through Warmingham & Co and Savills.

**DIRECTIONS**  
From Warmingham's offices turn left and continue along the high street and over the river bridge to Streatley High Street. At the traffic lights turn right and continue on the road towards Wallingford. At the traffic calming, turn left onto Townsend Road and then immediately left onto the private road, Three Gables Lane. Continue up and round to the right and the private gates to Ambleside will be found straight ahead.

**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 and Savills. 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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