



THE BOTHY

RECTORY ROAD ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE



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Streatley on Thames High Street - 2 miles ♦ Goring & Streatley
Railway Station - 2.5 miles ♦ Wallingford - 6 miles ♦ Reading -
12 miles ♦ Henley-on-Thames - 15 miles ♦ Newbury - 15 miles
♦ Oxford - 20 miles ♦ M4 (J12) - 10 miles ♦ M40 (J6) - 16 miles
(Distances approximate)

Set within a small, pretty hamlet on the outskirts of Streatley on Thames, a quintessential English riverside village with extensive amenities, outstanding schooling, River Thames and mainline railway station to London Paddington in well under an hour.

A beautifully presented thatched cottage offering accommodation of 3 bedrooms and 3 bathrooms, situated within stunning grounds of 1.6 acres, including a detached studio, a workshop and a double garage.

- ♦ Open Thatched Porch
- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Study
- ♦ Kitchen Breakfast Room
- ♦ Sitting Room
- ♦ Garden Room
- ♦ Main Bedroom with Ensuite Bathroom
- ♦ 2 Further Bedroom Suites

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- ♦ Detached Thatched Studio
 - ♦ Detached Workshop
 - ♦ Detached Double Garage

♦ In All Extending To 2,475 sq. ft



SITUATION

The picturesque village of Streatley on Thames nestles in a valley on the Berkshire side of the river, lying between Reading and Oxford and facing Goring on the Oxfordshire side. Surrounded by countryside designated as an Area of Outstanding Natural Beauty, it sits at a historic natural crossing of the river, where the Berkshire Downs meet the Chiltern Hills - a landscape known as the 'Goring Gap'.

Streatley's charming High Street forms the heart of the village, stretching down to the river and the bridge crossing to Goring. This central area is now a Conservation Area, boasting a wealth of period properties, many with notable architectural merit. Highlights include a thatched cottage, a stunning William and Mary house, and an Elizabethan farmhouse reputedly haunted by a lady in white. When Isambard Kingdom Brunel built the railway through the Thames Valley around 1840, the villagers of Streatley chose to locate the railway on the Goring side. As a result, while Streatley itself has changed little, Goring-on-Thames has grown considerably and is now the larger village.

Within Streatley, you'll find a parish church with Norman origins and The Swan, a luxurious four-star riverside hotel that also offers a leisure and fitness club. At the top of the High Street stands the Bull Inn, once an old coaching inn where the Royal Mail would stop on its route between Oxford and London. The village also boasts a prestigious golf club, established over 100 years ago, set amidst beautiful rolling countryside.

Streatley is home to the well-regarded Streatley Primary School. The village falls within the catchment area of 'The Downs' - an outstanding secondary school that provides a dedicated bus service for students. Alongside excellent local state schooling, the area is superbly served by a wide range of private schools, including 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 land rises sharply where the Berkshire Downs meet the expansive Thames Valley. From these heights, there are panoramic views stretching deep into Oxfordshire. The surrounding woodlands and hills have recently been acquired by the National Trust, with an extensive network of bridleways and footpaths now open to the public.

Across the river, the larger village of Goring-on-Thames offers a comprehensive range of amenities, including shops, a modern health centre, traditional inns, a hotel, library, and dentist. Crucially, Goring has a mainline railway station providing excellent commuter links to Oxford, Reading, and London (Paddington).

The area benefits from easy access to major towns such as Oxford, Reading, and Newbury, as well as the M40 and M4 motorways - the latter providing a direct route to Heathrow Airport. Furthermore, Crossrail (the Elizabeth Line) services now run from Reading, and together with the electrification of the railway, have significantly reduced travel times to destinations east and west.

PROPERTY DESCRIPTION

A unique opportunity to acquire this sympathetically restored thatched cottage now affording modern and contemporary luxury whilst retaining its character. The Bothy offers beautifully presented accommodation with recent improvements, including the recladding of all outbuildings and the complete replacement of the thatch by Kit Davis using Norfolk water reed - judged as a finalist and awarded 'Highly Commended' in the National Society of Master Thatchers' Best Thatched House Competition.

The Bothy lies about two miles west of Streatley, tucked away at the end of Rectory Road in a gentle hollow surrounded by green, open countryside. It's perfectly placed midway along the historic Ridgeway Path, offering immediate access to some of the country's best walking, cycling and outdoor routes.

Sharing a long private driveway with four neighbouring homes, all part of the former Warren Farm, The Bothy retains the charm of a private smallholding with spacious, versatile grounds. It provides a tranquil rural haven with security and a sense of community.

The main entrance welcomes you through a charming thatched porch, complete with seating on either side. Beautiful larch wood flooring extends throughout most of the property, complemented by oak latch doors that add a timeless character. At the front of the house, you'll find a cosy study, while further along the hallway sits the convenient cloakroom.

The open plan kitchen/diner boasts elegantly designed Häcker Systemat units, featuring solid ceramic worktops, a breakfast bar, and Travertine-tiled flooring.



This space flows seamlessly through bi-fold doors onto a decked terrace, allowing views of the surrounding hills and creating a lovely connection between indoors and out.

Situated at the heart of the cottage is the spacious sitting room. With exposed beams and an open fireplace at the far end, it offers a warm and inviting atmosphere. Doors lead out to both the decked terrace and the bright garden room, which is surrounded by panoramic windows showcasing stunning views of the garden and the cherry tree copse.

The spacious main bedroom is a true highlight of the cottage, offering a serene retreat. It features a beautifully appointed ensuite bathroom with a classic claw-foot bath, adding a touch of timeless charm. Built-in wardrobes provide generous storage, while French doors open directly onto a paved terrace - perfect for enjoying morning coffee or evening sunsets.

Tucked away at the rear of the cottage, two additional double bedrooms each enjoy their own ensuite shower room and French doors opening directly onto the garden. With vaulted ceilings, far-reaching views and a generous sense of space, they offer peace and privacy.

OUTSIDE

Approached via an avenue of English Walnut trees at the foothills of spectacular countryside and The Ridgeway, The Bothy is nestled within its own beautiful grounds, offering stunning panoramic views in every direction. Cottage-style planting surrounds the house, creating a charming, natural setting. Multiple seating areas provide inviting spots to relax, including a large decked terrace extending from the dining area - perfect for al fresco dining and entertaining. On the opposite side, a terrace serves both the main bedroom and the garden room, enhancing indoor-outdoor living. Expansive lawned areas feature a picturesque copse of cherry trees, all set against the rolling backdrop of the surrounding hills. The gardens offer a peaceful sanctuary. Additional outbuildings include a sizeable detached thatched studio/office and a separate workshop, both wired with electrics and offering potential to be converted into extra living accommodation. A double garage with driveway parking in front provides ample space for vehicles and is fitted with solar panels. The gardens and grounds beautifully complement this charming home, making an early viewing highly recommended.

PERSONAL OVERVIEW

This much-loved, beautiful home has been the setting for many wonderful memories. It's where our three sons grew up, and where our grandchildren now spend countless hours climbing the old apple tree and exploring the garden. Christmas here has always felt magical, and milestone celebrations in the paddock have brought friends and family together in fun-filled, festival-like gatherings. Nestled at the foot of The Ridgeway, we've enjoyed miles of walking and cycling, often ending with a well-earned stop at The Bell in Aldworth. Now, as we prepare to downsize, we're ready to pass this happy home on to someone who'll appreciate it as much as we have.

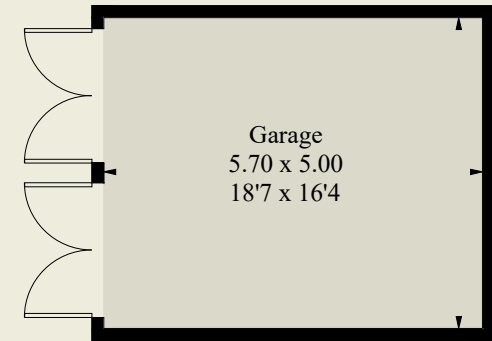
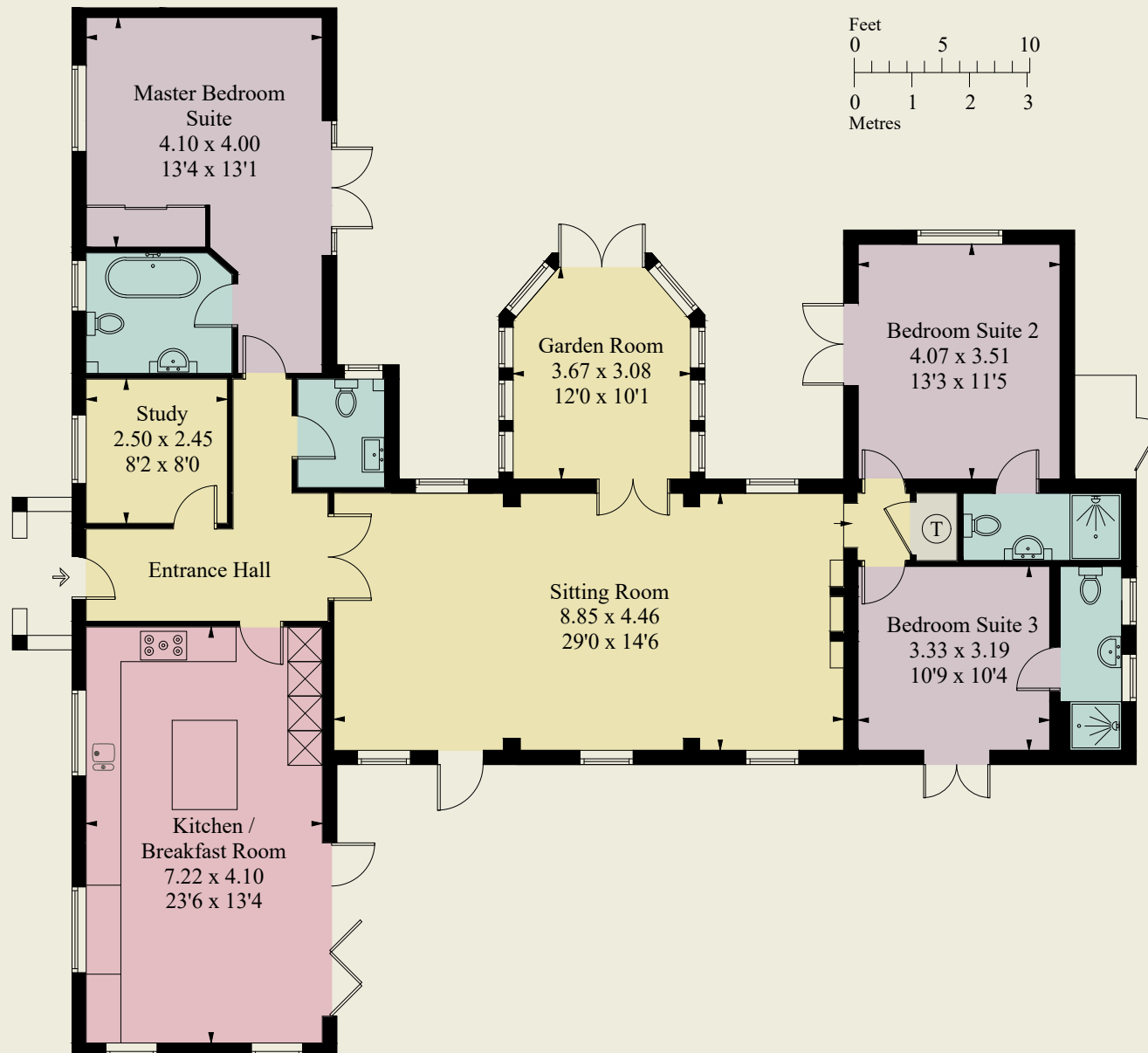
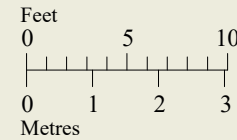


The Bothy, Rectory Road, Streatley on Thames, Berkshire, RG8 9QE

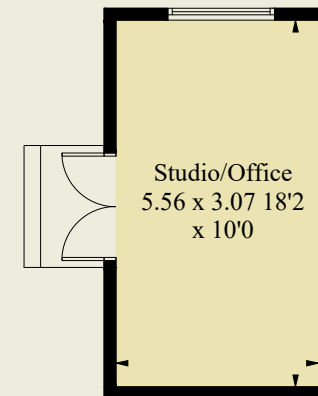
Approximate Gross Internal Area = 165 sq m / 1776 sq ft

Outbuildings = 65 sq m / 699 sq ft

Total = 230 sq m / 2475 sq ft



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 642

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



GENERAL INFORMATION

- ◆ **Electricity:** Mains connected
- ◆ **Water:** Private borehole
- ◆ **Sewerage:** Shared system
- ◆ **Heating & Hot Water:** Oil-fired boiler
- ◆ **Broadband:** Gigaclear superfast fibre
- ◆ **Solar Panels:** Fitted to garage roof

Council Tax: G

Energy Performance Rating: D / 58

Postcode: RG8 9QE

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-hand side. Continue past the Golf Club for about 1 mile, passing the Equestrian Centre. Turn left on reaching the post box at the foot of The Ridgeway and proceed along the tree-lined drive. The Bothy is the first house on the left-hand side within the courtyard.

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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