Situated in this delightful hamlet, just a stones throw from Streatley-on-Thames & Goring-on-Thames, enjoying a relaxing ambience and outlook, with simply awe-inspiring views over adjoining farmland to be enjoyed, outstanding primary (Streatley Primary School) & secondary schooling (The Downs Secondary School) and mainline train routes are just a 5 minute drive away, as are extensive shopping, dining, and leisure facilities.

A delightful well-appointed and spacious 4 bedroom / 4 reception / 2 bathroom character residence, striking in design, offering inspired accommodation, the property is quite charming, with a very real tasteful quality, incorporating numerous attractive features throughout in a simply delightful setting, with early viewing advised.

- Surrounded by glorious rolling Downland countryside designated an A.O.N.B.
- Adjoining Yattendon Estate farmland and wooded countryside
- Convenient location with excellent road and rail communications
- Oak framed Front Porch under tiled roof
- Entrance Hall
- Study
- Cloakroom
- Sitting Room with brick fireplace
- Kitchen / Breakfast Room with underfloor heating and Aga
- Conservatory / Garden Room
- Vaulted Master Bedroom with En-Suite Shower
- 3 Further Bedrooms
- Family Bathroom with separate Shower
- Large fully boarded Loft with access for conversion subject to Planning Permission
- Spacious Gravelled Driveway / Forecourt
- Lawned rear Garden with fabulous rural outlook adjoining open farmland
SITUATION
Situated on the Berkshire Downs, some 550 feet above sea level is the small rural community of Westridge Green centred mainly around an open Green and comprising a cluster of interesting properties many dating from the Victorian and Edwardian eras together with a fine Georgian Farmhouse and a number of superbly converted Farm Barns. Much of the surrounding farmland and countryside is owned by the Yattendon Estate which has helped to retain the rural way of life and limited obtrusive development as well as being ‘caring’ custodians of the land. This 'notable village of Aldworth' is just over a 1/2 mile away with its main hotel ‘Bell Inn’ owned by the same family for many generations. Also close by is the picturesque village of Streatley on Thames and its neighbouring village Goring on Thames.

In Streatley-On-Thames there is a luxury riverside four star hotel, The Swan, which also offers The Coppa Club restaurant & bar, and 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.

Streatley-On-Thames also boasts its own very well regarded Streatley Primary School, of which the residents of Westridge Green can attend, Westridge Green is also in catchment for the outstanding secondary school, ‘The Downs’, and has its own bus route. The local area is also extremely well catered for by private schools, including Cranford House, Moulsford Preparatory, The Oratory Preparatory, St Helen & St Catherine’s, Pangbourne College, and The Manor.

Across the river from Streatley-On-Thames, the larger village of Goring on Thames offers a wide range of amenities and facilities including shops, a modern health centre, traditional inns, a hotel, sports, dental and medical surgeries. There is 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 services are scheduled to be commencing from Reading which together with the electrification of the line will significantly improve travelling times to Paddington and central City of London destinations.
PROPERTY DESCRIPTION

A simply stunning country home, a semi-detached Edwardian cottage believed to date from 1910, sympathetically extended in 2001 by the current owners, retaining its original character and transforming it into a family sized home. An attractive oak framed porch leads to the Entrance Hall, off which can be found a Study and Cloakroom, spacious Sitting Room with wood burning stove, Kitchen with oil fired Aga and attractive brick surround and generous conservatory / garden room, used all year round.

To the first floor, the staircase splits to Master Bedroom, taking full advantage of the spectacular open views and with en suite shower room, large family Bathroom with separate shower and 3 further Bedrooms, two with original cast fireplaces.

With impressive character part-vaulted and beamed accommodation, Walnut Tree Cottage is a superbly presented semi-detached character family house in a spectacular rural, yet convenient, location. The beautiful property was creatively extended in 2001 and now offers even more spacious accommodation including four bedrooms, all with beautiful views, plus spacious reception rooms, as well as an AGA equipped breakfast room and conservatory. The house has recently been redecorated throughout and has an appealing contemporary feel, perfectly blended with period charm.
The house is approached off a quiet lane through a gated low fenced front boundary leading onto a spacious private gravelled driveway, with ample parking for several cars. Flanking the drive and forecourt is a neat lawn with various colourful beds and borders.

A side gate provides access to the rear, where the garden is mainly laid to lawn, with attractive planted borders and a large timber store to one corner. A post and rail rear boundary fence affords uninterrupted stunning open views over the adjoining farmland and rolling Downlands beyond.

A true delight, the gardens and views must be viewed to be fully appreciated.
GENERAL INFORMATION


Energy Performance Rating: E / 54

Postcode: RG8 9RJ

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 down the High Street over the River bridge and up to the top of Streatley-on-Thames High Street. At the traffic lights continue straight on and take the first right onto Ridge Road. Turning Ridge Road to the right for 3 miles, bear right where the road bends sharply to the left, and 2 Walnut Tree Cottage will be found tucked away off to 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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