



Dudley
**Singleton
& Daughter**
The Country Agent



Townsend Farmhouse • Wallingford Road • Streatley • Berkshire

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An impressive 7-bedroom detached period farmhouse, valuably unlisted, with fine far-reaching views across the River Thames valley to the Chiltern escarpment.

4,085 sq ft / 380 m²

Gardens & Grounds extending to 0.5 acre
(all measurements are approximate)

Easy short walking distance to Streatley Primary School and village pub • Goring shops, village hall, restaurants 10 minutes' walk • Goring train station 0.9 mile • Reading 10 miles
(all distances/timings approximate)

Your attention is drawn to the important notice on page 7





The original part of Townsend Farmhouse dates from circa 1761, with later Georgian and Victorian additions, and of recent times the property has been the subject of meticulous improvement and updates by the present owner. Many of the period features have been retained such as high ceilings and fireplaces, as well as the spectacular and imposing reception hall, with its fireplace fitted with a wood burner, polished oak flooring and fine oak staircase.

One end of the property has been used as a self-contained annexe with a fully fitted modern kitchen, sitting room, staircase to two double bedrooms and bathroom. There is separate vehicular access, parking, and its own external access door for this annexe, allowing it to be used quite independently of the main house if required. These areas are presently used for the property as a whole.

Within easy walking distance to the primary school, the local pub; The Bull and the Thameside Coppa Club restaurant, bar, hotel and members gym, the historic Ridgeway, the meadows and woodlands of Streatley. Goring's village restaurants, cafes, amenities, village hall, and River Thames, Thames Path, and the mainline station which offers easy access to Reading (Elizabeth Line), London Paddington and Oxford.

Special features:

- The main sitting room is a very pretty room with a bay window overlooking the front, a fireplace fitted with a wood burner, and highly polished stripped pine flooring. A door from the sitting room gives access via a short corridor to the annexe sitting room/family room



- Main kitchen is fully fitted. Rangemaster cooking range, island unit with oak preparation surface, fitted dishwasher and fridge. Rear lobby/pantry area and door to rear garden
- Walk-through access to the living/dining area, with open fireplace, lots of windows, and French doors opening onto the rear stone flagged sun terrace
- Principal bedroom has triple sash windows giving marvellous far-reaching views to the Chiltern hills, fitted wardrobes, large ensuite bathroom with original cast iron Victorian roll top bath, recently re-enameled
- All bedrooms are doubles
- Bedrooms 2 and 3 have fitted wardrobes, corner showers and hand wash basins
- Family bathroom with shower over bath and a separate wet shower room
- Landing door gives access to bedrooms 4 and 5 and a bathroom, which could be part of the annexe if required
- Second floor accommodates bedrooms 6 and 7, and a shower room with a Jack & Jill door
- Sash windows throughout
- Some beamed ceilings, yet high ceilings throughout

Summary of accommodation: Main reception hall, sitting room, main kitchen, living/dining room, family room/sitting room 2, reading room, utility room, study, pantry, second kitchen, cloakroom, 7 double bedrooms, 4 bathrooms, drying/airing room. External WC, 2 timber garden sheds. Shepherd's Hut (available to purchase by separate negotiation).



Gardens: Large private gardens on 3 sides of the house, with stone terraces with carved stone balustrades and steps offering wonderful views over the valley, perfect for summer entertaining. Mature trees, shrubs, lawns with a centrally located lily pond with fountain. 2 timber constructed garden stores. A gardener's WC.

Gardens & Grounds extending to 0.5 acre (approx.)

Note.

Plans are in the property, showing alterations to the garden and parking area, which could also have a garage constructed (subject to LAPP).

The lower gravelled area is presently used as extra parking car parking, has been the subject of investigation to the potential that a small house might be built on the site (subject to LAPP).

Local Facilities: Within walking distance of the local pub, The Bull and the Thameside Coppa Club restaurant, bar & hotel. The village of Goring offers a wide range of amenities including independent shops, cafes, restaurants, pubs, a health centre, hotel, library, dentist, and hairdressers.

There is a vibrant village tennis club in Goring, with all-weather courts, and excellent golf course; Goring & Streatley Golf Club.

The train station has excellent direct links to Oxford, Reading and London Paddington (Elizabeth Line).

Two national walking trails; The Ridgeway and the Thames Path intersect at Goring and Streatley, making the villages a popular stopping off point for those who enjoy

long distance walks. The area is equally popular for its countryside allowing pleasant strolls both along the river and on the beautiful hills that bestride the Goring Gap with magnificent views in all directions across Oxfordshire and Berkshire.

There are pretty pubs and restaurants in the village to include The Swan Coppa Club, and The Miller of Mansfield, and a short drive along the river in Moulsoford is the Beetle and Wedge. An excellent Waitrose will be found 10 minutes away in the riverside market town of Wallingford.

Schools: Catchment for the sought-after Downs School in Compton, as well as Streatley Primary School, and Upper Basildon Primary. Nearby there are excellent schools; Pangbourne College, Bradfield College, St Andrew's Prep, Cranford House, Moulsoford Prep & Senior School for boys, and The Oratory Prep & Senior School.

Directions: With the Bull pub (RG8 9JJ) on your left, proceed over the crossroads towards Wallingford, and the property will be found a short distance along on your right, after a cul-de-sac.

What3words: daisy.notched.profile

Post Code: RG8 9JX

Tenure: Freehold

EPC Rating: E

Local Authority & Council Tax Band: West Berkshire, Band G

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.





Viewing by arrangement
with vendor's agent;
Dudley Singleton & Daughter

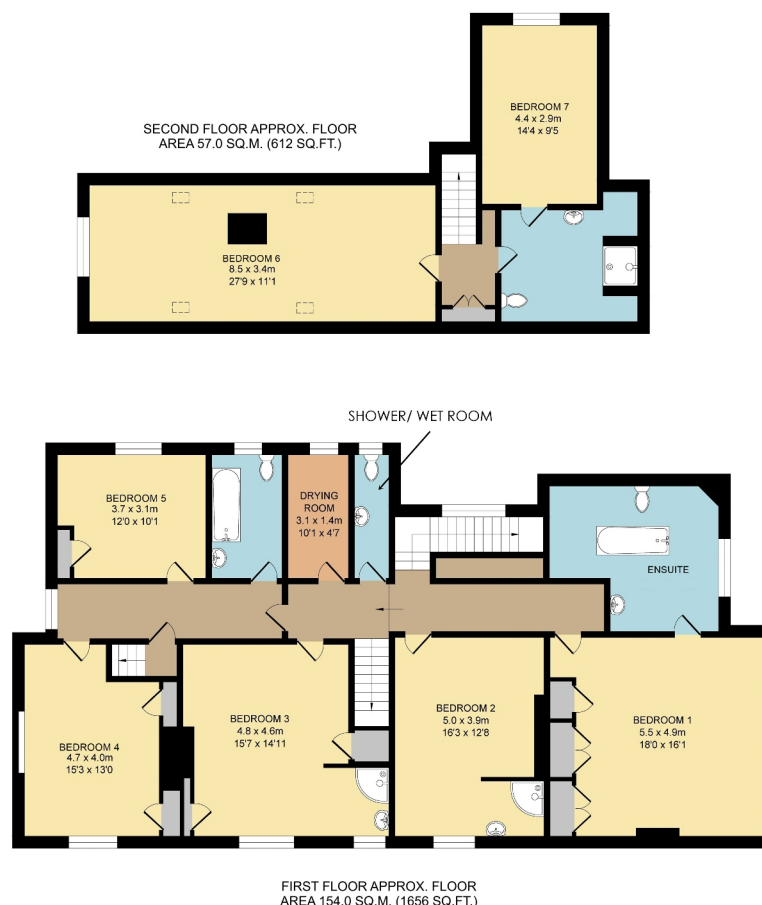
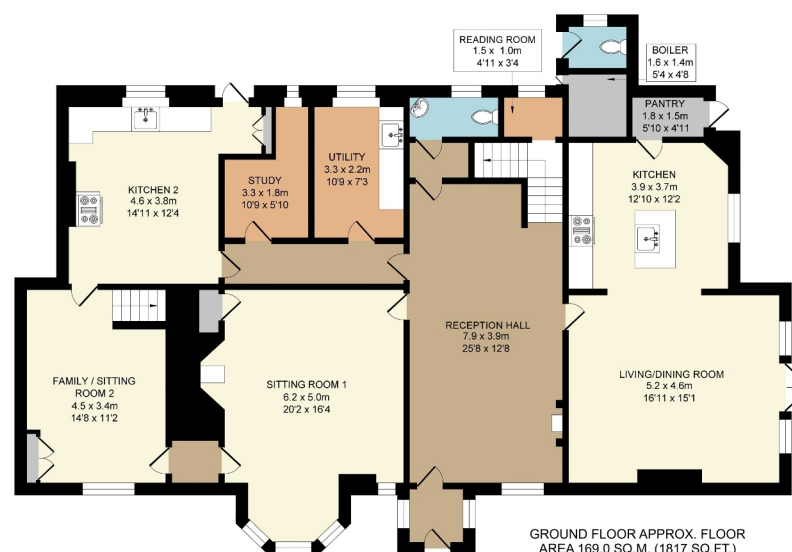
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TOTAL APPROX. FLOOR AREA 380.0 SQ.M. (4085 SQ.FT.)
All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



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