



TOWNSEND FARMHOUSE

STREATLEY ON THAMES ♦ BERKSHIRE

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Goring (London Paddington within the hour) Streatley High Street/River ½ miles ♦ Reading 10 miles (London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles
(Distances and times approximate)

Centrally located within this Thameside village, just a few minutes' walk of the highly revered village primary school, and easily accessible for the shops / amenities and mainline railway station in Goring providing access to London Paddington in under the hour, and for the many footpaths and bridleways over the scenic surrounding National Trust woodland and hillsides which overlook Streatley and the river Thames valley.

A beautifully presented and sympathetically restored 7 bedroom farmhouse, 3 with ensuites and 2 further bathrooms, all set within lovely with stunning views and lovely garden plot.

- ♦ Streatley Primary School & The Downs Catchment
- ♦ Close to High Street & Access To All Amenities Including Mainline Station
- ♦ 4 Reception Rooms
- ♦ Main Bedroom with Ensuite
- ♦ Second Bedroom with Ensuite
- ♦ 2 Double Bedrooms with Showers
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom and Shower Room
- ♦ Large Driveway
- ♦ Gardens & Grounds extending to approximately 0.5 acre with Shepherds Hut



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 are a wealth of period properties many of considerable architectural merit including a thatched cottage, a beautiful William and Mary house and an Elizabethan Farmhouse. 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, 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 revered local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford 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.

PROPERTY DESCRIPTION

Townsend Farmhouse is an elegant detached property, refurbished and improved by the current owner. Original features include polished oak flooring, high ceilings, sash windows and fireplaces.

Entrance is into a generous reception hall with wood flooring, fireplace and door through to a cloakroom. The staircase is found to the far end and little steps up to a reading room. The sitting room has a lovely bay window and fireplace, then door leads into the family room. The family room connects to the second kitchen behind, so could be a self-contained annexe, if required. There is a study and utility room in the rear hallway. The kitchen, living, dining room sits at the side of the house, with French doors taking you onto the terrace. The kitchen is fully fitted with large Island and a door into the pantry.

To the first floor far end is the main bedroom. It has triple built in wardrobes and large windows with wonderful views across the Goring Gap. The ensuite has a standalone bath. There are 2 double bedrooms with shower rooms and 2 further double bedrooms. Also to the first floor is a bathroom with bath and overhead shower, separate cloakroom and large airing cupboard. The second floor has 2 bedrooms and a shower room.

OUTSIDE

The property is approached over a large gravelled driveway with ample parking for several cars.

The gardens wraparound the property and are mature with lovely trees, shrubs interspersed throughout the lawn. The terrace comes off the living / dining room and is a wonderful spot to sit and enjoy the views across the valley. In the centre bottom garden is a large pond surrounded by Wisteria. Towards the bottom of the boundary is a separate driveway taking you down to a Shepherds hut, providing extra space.



Townsend Farmhouse, Streatley on Thames, Berkshire, RG8 9JX

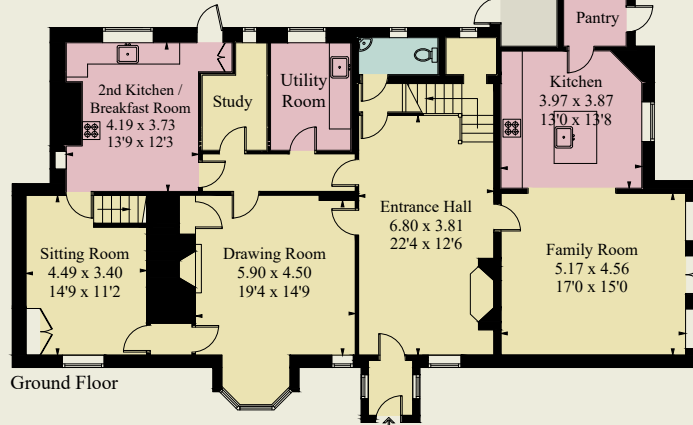
Approximate Gross Internal Area = 373 sq m / 4014 sq ft

Limited Use Area = 7 sq m / 75 sq ft

Total = 380 sq m / 4090 sq ft



First Floor



Ground Floor

CREATESPACE DESIGN ref 685

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

GENERAL INFORMATION

Services: Mains gas, electricity, water and drainage are connected to the property. Central heating from gas fired boiler.

Council Tax: G

Energy Performance Rating: E / 54

Postcode: RG8 9JX

Local Authority: West Berkshire District Council

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 continuing over the River Bridge across the Thames and up to the top of Streatley on Thames High Street. Turn right at the traffic lights and just after the turning on the right for Lardon/Chestnut Cottages is the driveway onto Townsend Farmhouse.

what3words:

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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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