



9 CHESTNUT COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE

Warmingham

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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 within a favoured village setting with lovely paddock views, close to all village amenities and just across the River bridge from the mainline railway station with access to London Paddington in just under an hour.

A delightful 3 bedroom end of terrace 'Mews' Cottage with 3 bedroom accommodation, private south facing garden and detached garage, in need of some refurbishment and potential to convert the loft, subject to planning permission.

- ♦ Hallway
- ♦ Cloakroom
- ♦ Living Room/Dining Room
- ♦ Kitchen
- ♦ 2 Double Bedrooms with Fitted Wardrobes
- ♦ 1 Single Bedroom
- ♦ Family Bathroom
- ♦ Garden
- ♦ Garage & Parking



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, 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. 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.

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 Primary School, with the outstanding secondary school, 'The Downs', being in catchment for the village also, and having its own bus route.

The area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulton 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.

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 now commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

9 Chestnut Cottages is ideally located in the central part of the village in a popular road. Its advantageous end of terrace position allows for wonderful views of the paddocks and fields towards the Church of St Mary the Virgin, which has Norman origins. Entrance is into a hallway with cloakroom and staircase with an understairs cupboard. Herringbone flooring runs through the hall and into the sitting dining room which is accessed via double doors. The sitting dining room has a gas effect fire with pine surround and enjoys a dual aspect from a large bay window overlooking the front garden and then French doors leading onto the garden from the dining end. There is a large hatch opening from the dining room into the kitchen. The kitchen is a galley style and it has a picture bay window looking out across onto the meadows. There is a back door going straight into the garden. Upstairs there are 2 double bedrooms with built in wardrobes, 1 single bedroom and a bathroom. The landing has a large store cupboard plus airing cupboard and there is loft access. There is potential to extend into the loft, which other properties along the terrace have done. The property offers an opportunity to refurbish.

OUTSIDE

Across the frontages to Chestnut Cottages are lawned gardens with each property having its own footpath entrance. At the rear of the property there is a fully fenced garden which is mainly laid to lawn with pretty planted borders and it is south facing. A low gate then steps down to the garaging, where the garage for 9 is located immediately behind the property with parking in front.

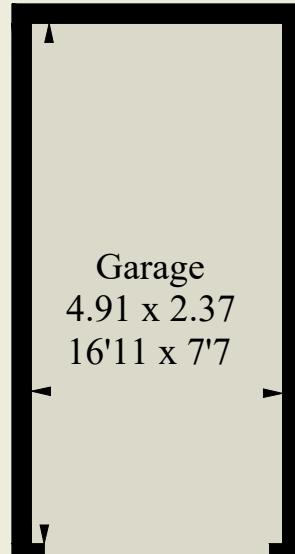


9 Chestnut Cottages, Wallingford Road, Streatley-on-Thames, Berkshire, RG8 9JQ

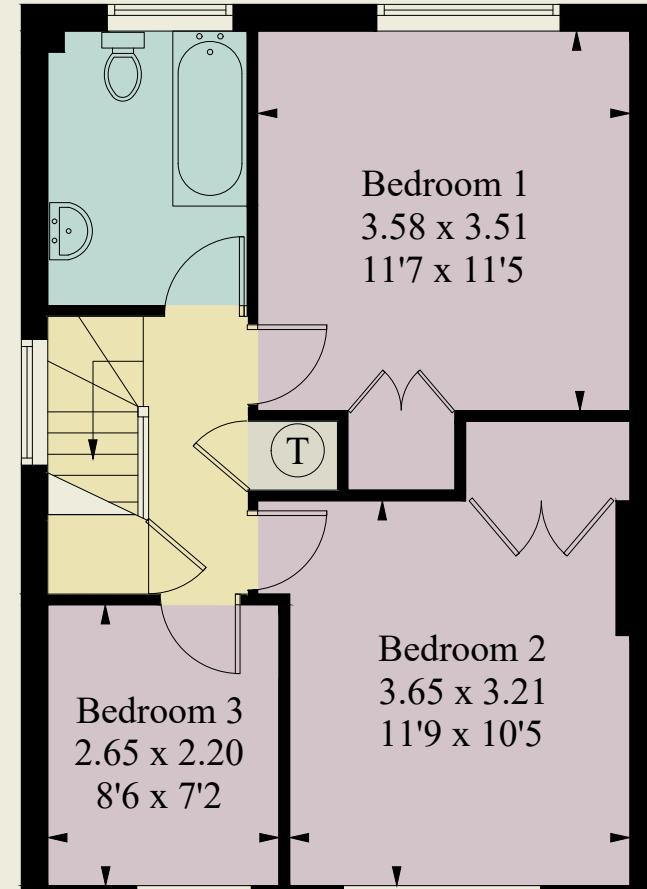
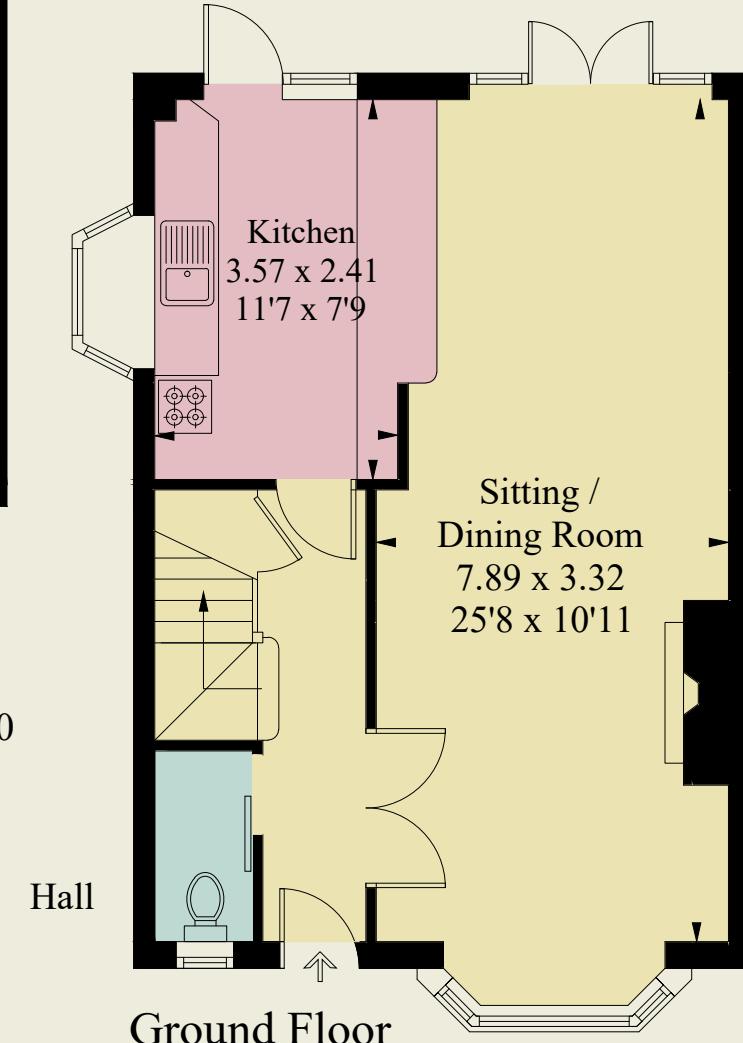
Approximate Gross Internal Area = 88 sq m / 947 sq ft

Garage = 11 sq m / 118 sq ft

Total = 99 sq m / 1065 sq ft



Feet
0 5 10
Metres
0 1 2 3





GENERAL INFORMATION

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

Council Tax: D

Energy Performance Rating: D

Postcode: RG8 9JQ

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 continuing over the River Bridge across the Thames and up to the top of Streatley on Thames High Street. At the traffic lights turn right and then in about 60 metres, turn right again and 9 Chestnut Cottages will be found on the right hand side on the end of the row of terraces.

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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on-Thames
Nr Reading RG8 9AT
E: sales@warmingham.com
www.warmingham.com

