



1 PLACE MANOR COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE

Warmingham
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Goring Station - 0.6 miles ♦ Pangbourne on Thames - 5 miles ♦

Wallingford - 5 miles ♦ Reading - 9 miles ♦ Newbury - 13 miles

♦ Oxford - 18 miles ♦ M4 at Theale (J12) - 10 miles

(Distances approximate)

Situated close to the historic High Street of this picturesque Berkshire Thameside village between Reading and Oxford with excellent road and rail communications.

An impressive Grade II listed period Cottage, one of 3 formed from an original Granary dated 1708 with superb character accommodation and having a 70' West facing secluded garden.

♦ Scenic Thames Valley location on Berkshire / Oxfordshire borders where the Berkshire Downs meet the Chilterns

♦ Mainline Station under 1 mile and both M4 and M40 motorway networks within easy driving distance as are major surrounding towns

♦ Exceptional period building with delightful beamed interior and rooms with good ceiling heights

♦ 21' Sitting cum Dining Room

♦ Kitchen with range oven

♦ Back Hallway with Cloakroom

♦ Conservatory / Garden Room

♦ Landing with Study area and spacious loft access

♦ 3 Bedrooms

♦ Bathroom with "period" style white suite

♦ Secure gated entrance and pathway

♦ West facing garden of approximately 70'

♦ Brick and timber-built Store Shed



SITUATION

The picturesque village of Streatley on Thames lies in a wide valley on the Berkshire side of the river between Reading and Oxford, opposite Goring on the Oxfordshire bank with the surrounding countryside designated an "Area of Outstanding Natural Beauty". Historically the two villages are located at a natural crossing point of the river, set between the Berkshire Downs and Chiltern Hills, known geographically as the 'Goring Gap' where the ancient Ridgeway path comes down to meet the river after its long journey across the Berkshire Downs before continuing up onto the Chiltern Hills and the Icknield Way.

The interesting High Street, which forms the central part of the village running down to the river and the bridge over to Goring, is now a 'Conservation Area' with a wealth of period properties many of considerable architectural merit including a thatched cottage, a beautiful William and Mary house and an Elizabethan Farmhouse.

The village has a parish church with Norman origins, "The Swan" a luxury 4 star riverside hotel also offering a leisure and fitness club, and at the top of the High Street is the Bull Inn being an old coaching inn from the era when the Royal Mail stopped en route from London to Oxford. There is also a prestigious Golf Club, established over 100 years ago, set amidst beautiful rolling countryside. Streatley has a highly rated Primary School with a separate Nursery and is also in the catchment area for the much-acclaimed Downs Secondary school in Compton.

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, choice of restaurants, Gourmet Deli, a riverside café, "Boutique" hotel, library, dentist and importantly a main line railway station providing excellent commuter services to Reading and up to London (Paddington) in under the hour and with connections for the future Crossrail services into central London.

Behind Streatley the ground rises steeply where the Berkshire Downslands meet the 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 there are extensive bridleways and footpaths open to the public.

Crossrail services commenced from Reading in 2019 which together with the electrifying of the line significantly improved travelling times to central London destinations.

PROPERTY DESCRIPTION

Place Manor Cottages comprise a unique terrace of 3 Cottages each differing in size and interior arrangement and were formed from an original detached Granary dated 1708 as denoted by a plaque on the frontage.

The Granary is believed to have been in the same ownership as Place Manor located next door which itself has a long history dating back to the 17th Century or possibly earlier, being one of the principal and most important properties in the village and used to house Bishops in transit.

Residentially the Granary was converted in the 19th Century into 3 individual properties of considerable character and all are now listed Grade II reflecting their historical importance and contribution to the architectural heritage of the village.

Over recent years refurbishment and improvements have been sympathetically carried out with care taken to retain and restore the original character and architectural features notably the wealth of exposed timbers, fireplaces, ledged and braced doors and leaded windows.

A Conservatory / Garden room was built at the rear overlooking the terrace and garden. The Cottage has appealing red brick and flint elevations with a steeply pitched clay tiled roof having tiled dormer windows to the first floor.

The present owners have carried out further tasteful improvements with the fitting of a new period style bathroom suite, stripping of original pine floorboards on the first floor, provision of a cast stove in the Sitting Room and a new slate floor and fitting of a Range oven in the Kitchen.

OUTSIDE

The Cottage fronts onto the village pavement and is within easy reach of the High Street with access onto N.T. Lardon Chase just minutes away.

A tall front entrance gate opens onto a wide paved path which leads into the property flanked on one side by the brick and flint outbuildings of Place Manor.

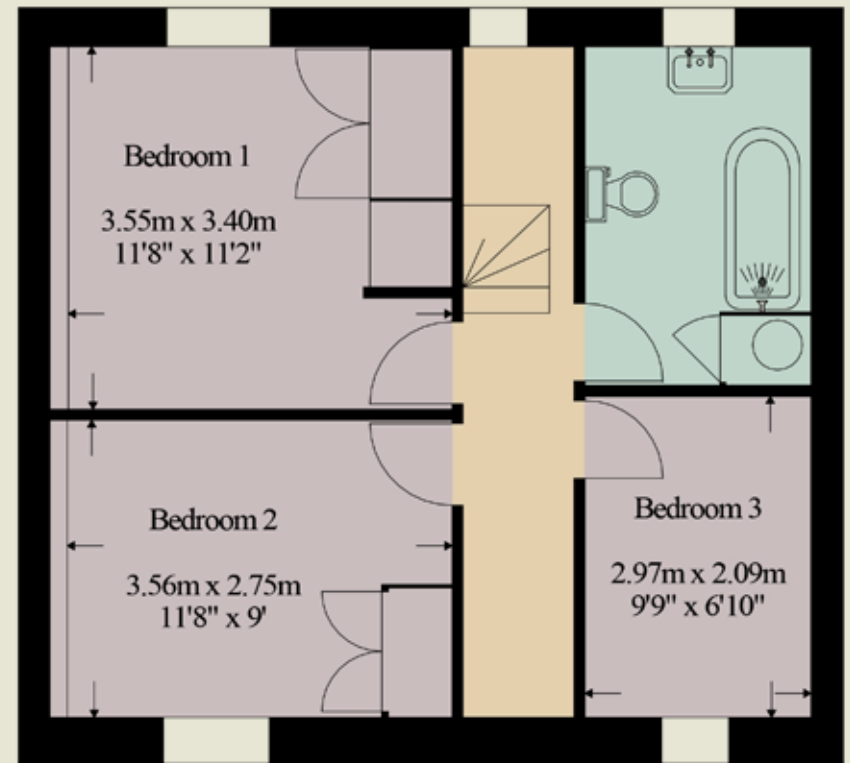
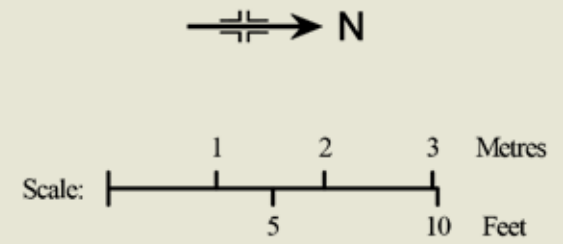
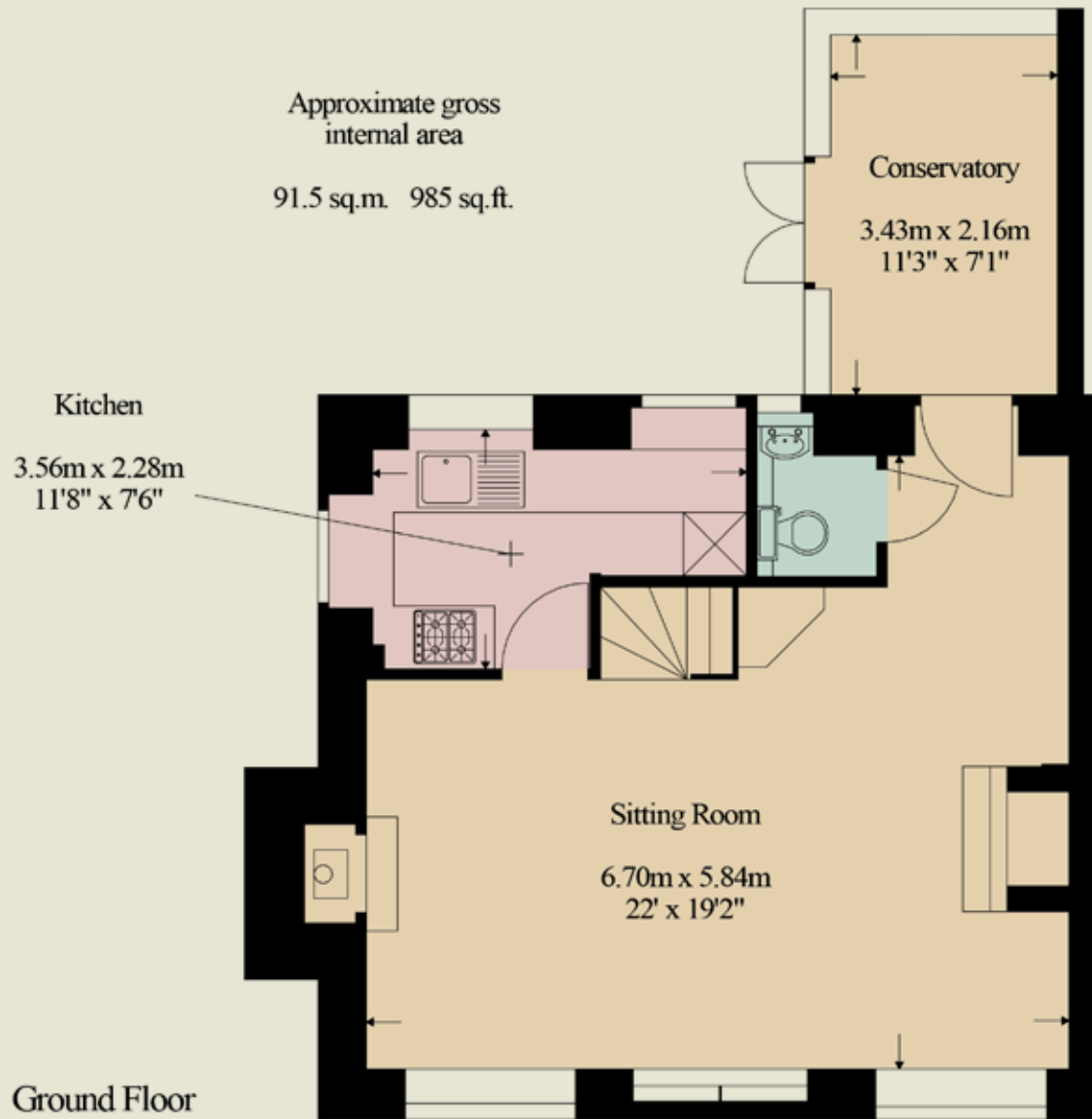
The garden located at the rear enjoys a sheltered Westerly aspect with a depth of approximately 70' and is lawned with numerous well stocked beds and borders containing a variety of herbaceous plants.

Across the rear of the Cottage is a Courtyard terrace bounded by low brick walling. In the corner is a brick and timber-built Garden Store with a pitched tile roof.





1 Place Manor Cottages, Streatley on Thames.





GENERAL INFORMATION

Services: All the main services are connected. Central heating and hot water from gas fired Boiler. Secondary hot water from immersion.

Council Tax: D

Energy Performance Rating: D

Postcode: RG8 9JT

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 turn left and proceed down the High Street across the River Bridge and up to the top of Streatley High Street. At the traffic lights turn right onto the Wallingford Road and in approximately 150 yards Place Manor Cottages will be found on the left-hand side. No.1 is the first cottage. Parking will be found in the cul de sac next up on 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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