



3 WHITE HART YARD

STREATLEY ON THAMES ♦ BERKSHIRE



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Goring & Streatley Station (London Paddington within the hour) - 10 Minutes' Walk ♦ Reading (London, Paddington 27 minutes) - 11 Miles ♦ M4 (J 12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley on Thames - 12 Miles ♦ Oxford - 19 Miles ♦ Wallingford - 4.5 Miles (Distances and times approximate)

A delightfully charming and pretty double fronted brick and flint Cottage believed to date from the late 17th Century, benefitting from having been more recently fully modernised throughout to an exacting standard, skilfully blending period ambience with striking modern fixtures and fittings, and with the additional benefit of an adjacent charming home office.

Situated in a 'Quintessentially English' quiet private lane directly off the historic High Street of this picturesque Thameside village, the Cottage affords delightful far reaching views to both the Chilterns and the Berkshire Downlands, yet is but a short walk to the extensive amenities within the village, and a further few minutes to the mainline railway station affording direct access to London Paddington in under the hour.

- ♦ Covered Entrance Porch
- ♦ Reception Hall
- ♦ Sitting Room with Fireplace
- ♦ Kitchen / Breakfast Room

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- ♦ Galleried Landing
 - ♦ 2 Bedrooms With Fireplaces
 - ♦ Family Shower Room

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- ♦ Separate Period Home Office With Fireplace

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- ♦ Mature & Private Garden Terrace
 - ♦ Timber Shed



SITUATION

White Hart Yard is approached directly off the High Street. At the front of this quiet Lane originally stood the White Hart Inn which was demolished and rebuilt in approximately 1680, the Cottages which extend along the Lane also date from this time being built using timbers from the original Inn. The yard at the rear was used for stabling and storage in connection with the Inn. The property on the front of the High Street is now known as Vine Cottage and the terrace of four cottages fronting White Hart Yard occupy a unique position in a preserved part of the village within the Conservation Area. White Hart Yard is a short 5 minute walk to the extensive amenities within the village, and a further few minutes to the mainline railway station affording direct access to London Paddington in under the hour.

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". Historically the location of the two villages is 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 Downlands 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, supposedly haunted by a lady in white.

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 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 one hundred years ago, set amidst beautiful rolling countryside, a nursery and a highly regarded Church of England primary school. In addition to the outstanding local primary school and much acclaimed nearby secondary school, The Downs, the area is also extremely well served by an excellent range of private schooling, of particular note; The Oratory, Pangbourne College, Cranford House, The Manor, Moultsford Preparatory, Abingdon Boys and The School of St Helen & 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) in under the hour.

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.

N.B. Crossrail services are scheduled to be commencing from Reading soon which together with the electrifying of the line will significantly improve travelling times to Paddington and central London destinations.

PROPERTY DESCRIPTION

3 White Hart Yard has most appealing brick and flint elevations with a centrally situated front porch having a pitched clay tile roof resting on timber posts and low-lying brick walls. Quintessentially English, it's 'Chocolate Box' image has been photographed and used in many books and magazines. On an historical note, the adjoining end Cottage is mentioned in the novel "Three Men in a Boat" by Jerome K Jerome.

Having been only more recently fully modernised throughout, the work has clearly been carried out to an exacting and considerate standard, skilfully blending period ambience, which is to found in abundance, with stylish modern and contemporary fixtures and fittings. The cottage retains a wealth of exposed beams, stripped timber floors, open fireplaces, and stylish period windows, adding to the character of the property, and quite engaging.

A simply stunning cottage and unique opportunity, the cottage must be viewed to be fully appreciated, with delightful far reaching views to both the Chilterns and the Berkshire Downlands to be found from the first floor.



OUTSIDE

The Cottage fronts on to a private gravelled Lane which serves 4 period properties only. Either side of the delightfully attractive front porch are pretty planted herbaceous borders together with climbing clematis and cotoneaster as well as an array of planted bulbs to bloom throughout the year.

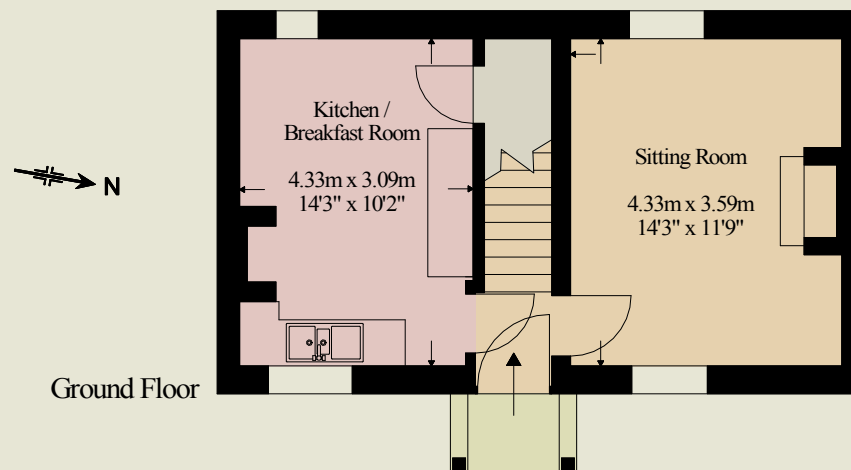
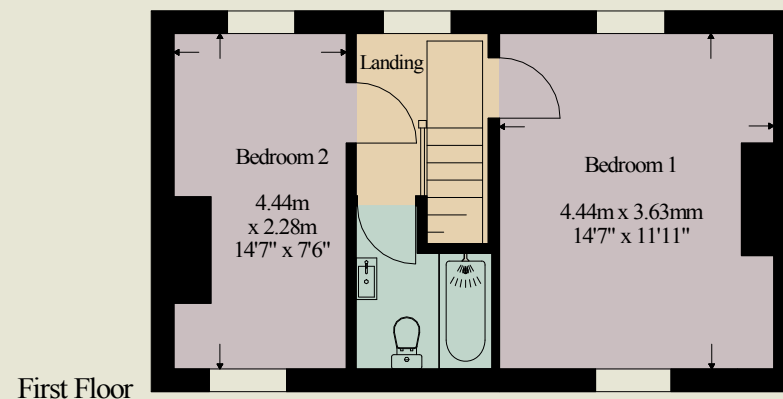
Directly across White Hart Yard from the cottage, within perhaps 5 metres, there is also a characterful home office. Most spacious, this delightful addition to the cottage benefits from having ample space to serve as a home office, as well as a guest suite, with a built-in bunk bed overlooking the open fireplace.

A particular benefit to the property is that there is a beautifully landscaped private gated garden at the end of the lane, just 15 metres away or so, having an attractive patio terrace flanked by panelled fencing and planting, with mature trees forming an attractive backdrop and a timber summerhouse to one end.



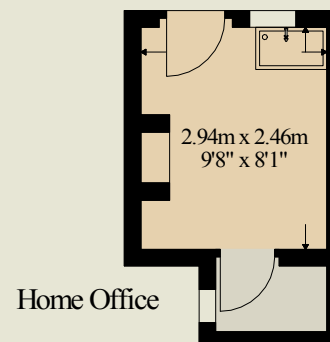
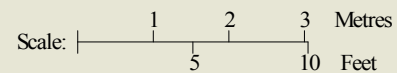


3 White Hart Yard, High Street, Streatley on Thames.



Approximate gross internal area

House	69.76 sq.m.	751 sq.ft.
Outbuilding	8.83 sq.m.	95 sq.ft.





GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and hot water from gas fired boiler.

Council Tax: D

Energy Performance Rating: E / 46

Postcode: RG8 9JE

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 and continue over the River bridge and into Streatley High Street. White Hart Yard will be found off on the right hand side about half way up. No 3 White Hart Yard is situated towards the further end of this Lane on the left 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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