



5 WOODFIELD COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE

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STREATLEY ON THAMES ♦ BERKSHIRE

Goring (London Paddington within the hour) Streatley High Street/
River ½ mile ♦ 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)

Within a central area of outstanding natural beauty in this Thameside village within a 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 delightful 3 bedroom, 2 bathroom 'Mews Cottage' incorporating character features in keeping with local architectural heritage, yet delightful modern and contemporary flair with attractively arranged spacious accommodation and potential to convert the loft to create a second floor.

- ♦ Streatley Primary School & The Downs Catchment
- ♦ Close to High Street & Access To All Amenities Including Mainline Station

- ♦ Kitchen Dining Room
- ♦ Living Room With French Doors into The Garden
- ♦ Main Bedroom With Ensuite
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom

- ♦ Car Port Plus Allocated Parking

- ♦ Potential To Convert The Loft For Second Floor

- ♦ In All Approximately 1,010 sq ft



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.

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, Moulsoford 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.

Woodfield Cottages lie at the foot of Streatley Hill and comprise two pairs of semi-detached properties either side of a staggered terrace of four built by Thomas Homes in 2003 in a sympathetic 'Cottage' style blending in with the local architectural heritage. Each of the cottages has appealing multi stock brick elevations with decorative banding and soldier courses above windows under a steeply pitched clay tile roof having ornamental ridge tiles and scalloped barge boards in period manner.

PROPERTY DESCRIPTION

5 Woodfield Cottages forms part of a stepped terrace of 4, with a wrought iron frontage leading to the entrance door. The hallway has a cloakroom, storage cupboard and staircase with cupboard underneath. A door then leads into the kitchen dining room. The kitchen is fully fitted with window overlooking the front with views up to Lardon Chase, which are also seen from the bedroom. It has a tiled floor and then glazed doors leading into the sitting room which has French doors allowing for direct access to the south facing garden. Upstairs there are 3 bedrooms. The main bedroom is a generous size and has an ensuite shower room. There is a second double bedroom and single bedroom and family bathroom with airing cupboard.

The house has potential to convert the loft, which many others have done, to create a second floor.

OUTSIDE

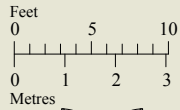
Wrought iron railings and a pedestrian gate open onto a paved footpath leading up to the front door.

The garden at the rear of the property enjoys a sheltered and private southerly aspect. Fully fenced, there is a patio area coming off the back then large lawn area. At the back of the garden is a gate leading to a pedestrian path which takes you to the carparks and private parking. Each property has a designated parking bay and car port which is built matching the architectural style with brick elevations under pitched clay tile roofs with decorative ridge tiling.

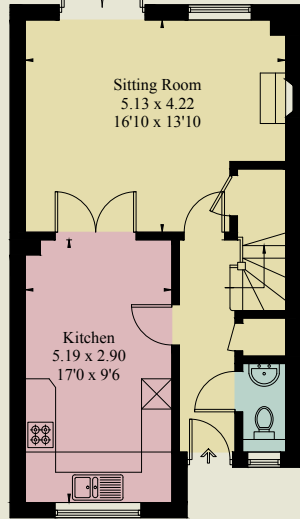


5 Woodfield Cottages, Streatley Hill,
Streatley, Reading, RG8 9PP

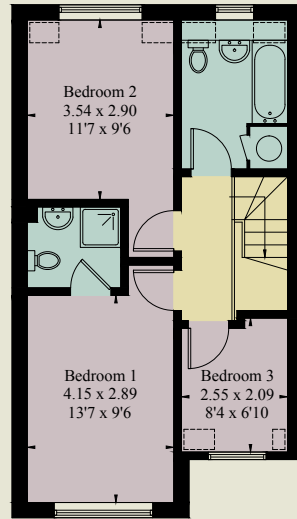
Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft



= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 165692

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

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

Council Tax: D

Energy Performance Rating: C

Postcode: RG8 9PP

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. Proceed through the traffic lights heading up the hill and Woodfield Cottages will be found in a further 100 metres or so 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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