



1 PLACE MANOR COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE



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Goring 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)

This characterful property is conveniently located within this quintessential English riverside village, within the historic Conservation Area and just a short walk to extensive amenities and schooling. Across the river in Goring-on-Thames the mainline railway station provides direct access to London Paddington well under the hour. Set at the foot of National Trust hills and woodland this property provides endless country and riverside walks from the doorstep, as well as fast access to the city. 'The best of both worlds.'

1 Place Manor cottages is a beautifully presented Grade II listed end of terrace period cottage, dating back to approximately 1708. Rich in character it features high ceilings and elegant period details. The rear garden is a particular highlight, private and well maintained offering a lovely balance of terraced lawned areas, established borders and an inviting courtyard for sitting, dining and entertaining. With a practical workshop / shed, the whole property extends to approximately 1,065 sq ft.

Overall, this is a deceptive family home, offering far more than first impressions might suggest. With characterful living spaces, practical layout and storage and a wonderful village setting, it is a cottage that works beautifully for modern family life while retaining warmth, charm and a lovely sense of home.

KEY FEATURES

- ♦ Secure side entrance to the secluded 70' 'part walled' garden
- ♦ Conservatory / Garden room with double doors to gardens
- ♦ Back hallway and cloakroom
- ♦ 21' Sitting cum dining room with log burner
- ♦ Kitchen with integrated appliances and a range oven
- ♦ 3 bedrooms
- ♦ 'Period style' family bathroom with airing cupboard
- ♦ Workshop / Shed
- ♦ Gigaclear Superfast Broadband (Up To 900 MBPS Available)
- ♦ In All Extending to Approximately 1,065 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 boast 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.

1 PLACE MANOR COTTAGES

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 dating back to approximately 1708, as denoted by a plaque on the front elevation. The Granary is believed to have been in the same ownership as Place Manor, which is located next door, itself having 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, displaying stylishly rural Queen Anne period style architectural features.

INSIDE

From the moment you enter the bright conservatory it's clear this is a home designed for family life, with ample space for coats, shoes, or drying off your furry friends after a countryside walk. The addition of a downstairs WC enhances the practicality for active households. The impressive sitting cum dining room provides a charming sociable space for modern family life. The kitchen has all the integrated appliances required for a family household as well as a modern gas range. To the first floor a part galleried landing provides more quirky charm. A master bedroom and second double bedroom have the addition of large, fitted wardrobes and a further single bedroom and stylish family bathroom complete the accommodation upstairs. Lovingly maintained and updated by the current owners for nearly 20 years, the cottage has been stylishly modernised throughout, with period features, exposed timbers and brickwork working together with more modern contemporary finishes to create a very special home.

OUTSIDE

Described by the current owners as the 'secret garden' a viewing of 1 Place Manor Cottages is recommended to fully appreciate the



secluded nature of the rear garden. Stretching to approximately 70' the terraced lawn areas are edged throughout with a wealth of mature shrubs and trees to create a lovely backdrop. Part walled and private, the rear courtyard is flagged in traditional brickwork, perfect for alfresco dining.

Off to one side of the courtyard there is a traditional workshop / shed, predominantly timber latched, part brick with a pitched clay tile roof. Having both electricity and lighting this practical building is perfect for a garden workshop or studio.

Incorporating charming period style and architectural features with a modern and contemporary twist, this is a rare and wonderful opportunity to acquire a unique yet affordable slice of history in an area of outstanding natural beauty. Rare to the open market an early viewing of 1 Place Manor Cottages is highly recommended.



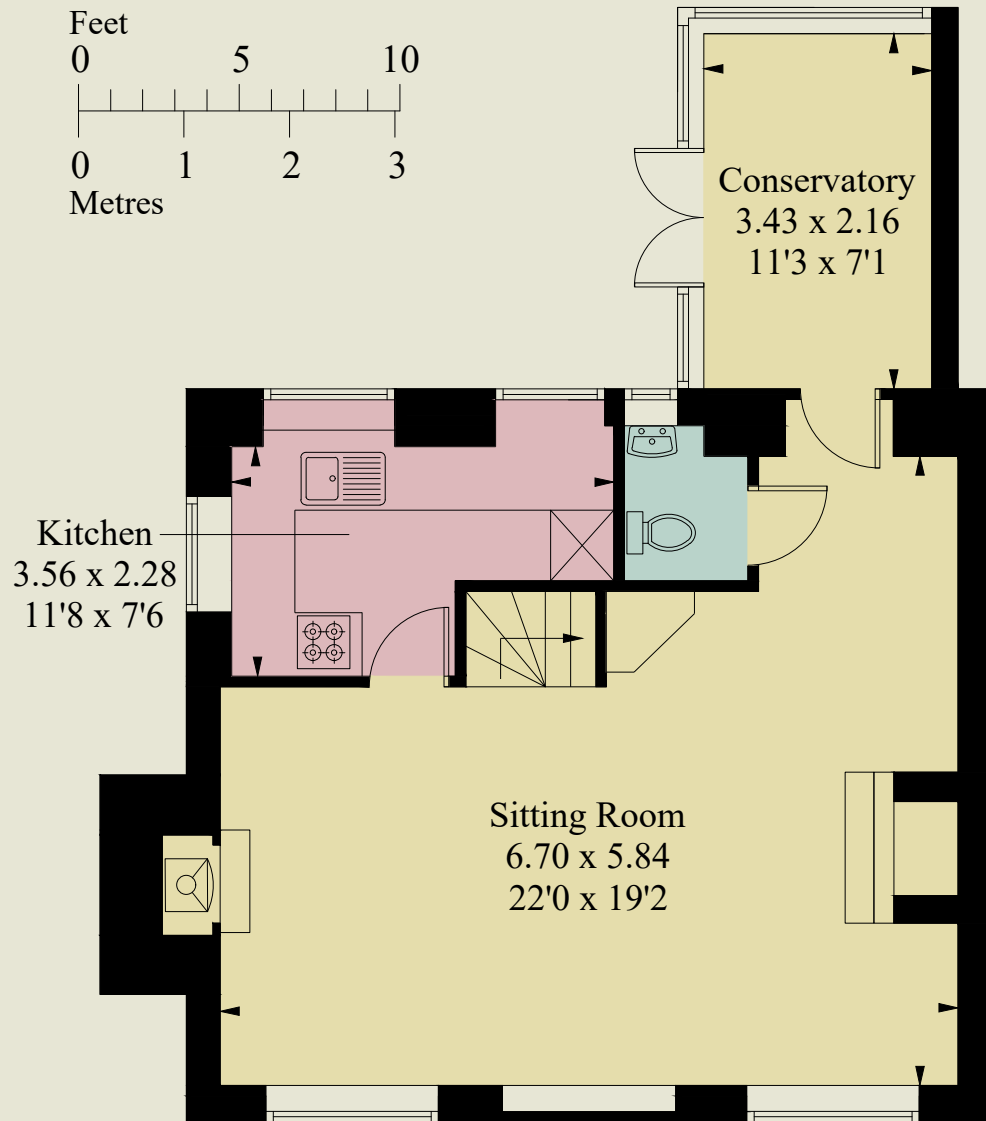
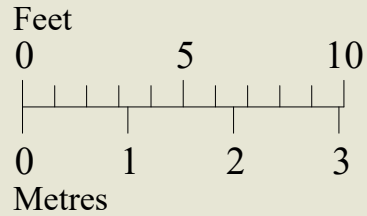


1 Place Manor Cottages, Streatley on Thames, Berkshire, RG8 9JT

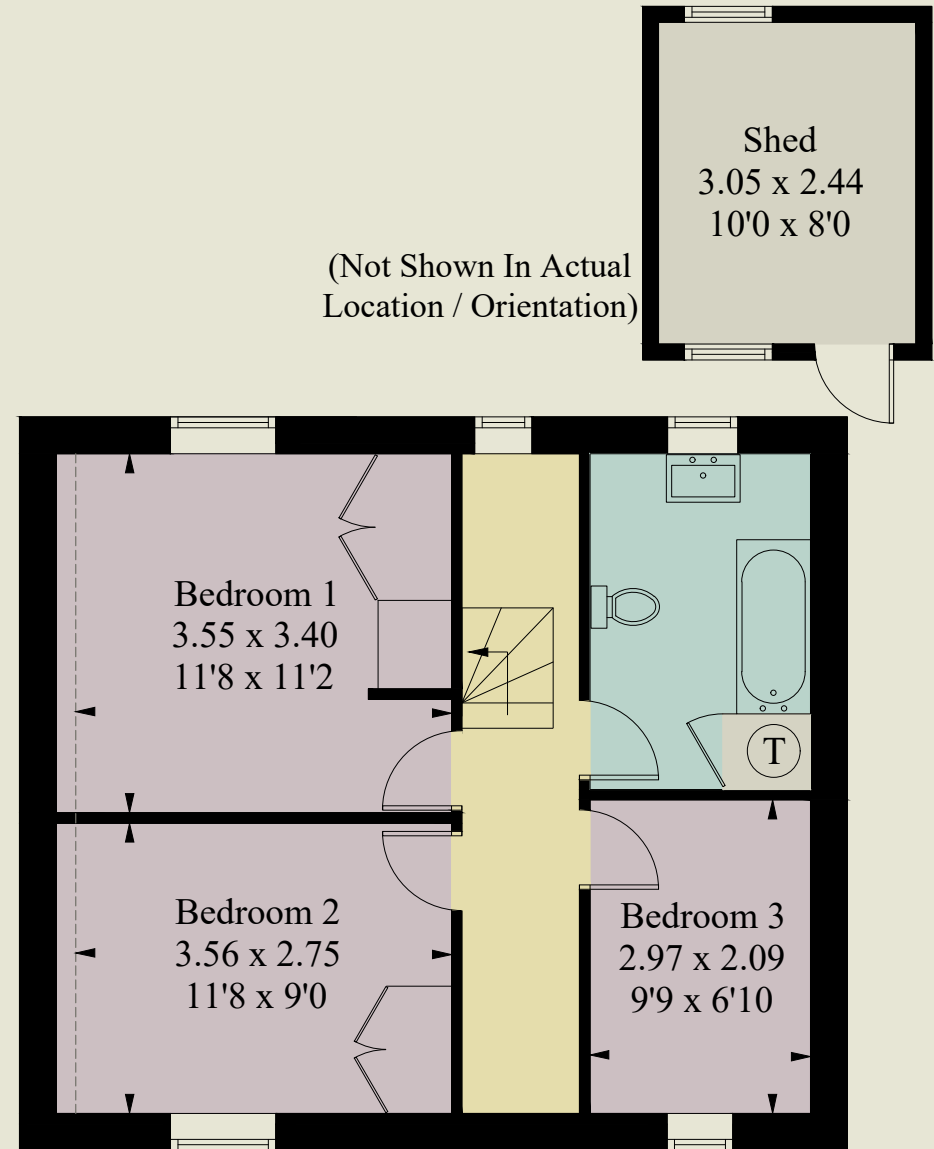
Approximate Gross Internal Area = 92 sq m / 990 sq ft

Outbuilding = 7 sq m / 75 sq ft

Total = 99 sq m / 1065 sq ft

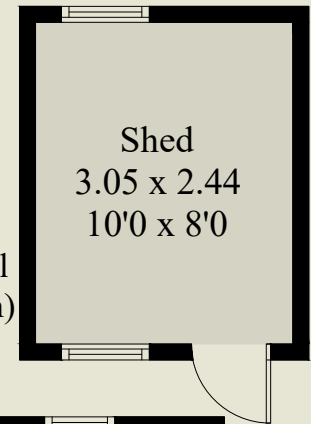


Ground Floor



First Floor

(Not Shown In Actual
Location / Orientation)



CREATESPACE DESIGN ref 686

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



GENERAL INFORMATION

Services: Mains electricity, gas, water, drainage are connected to the property, with gas fired central heating; Additionally:

- ✦ Gigaclear superfast broadband (900 mbps available)
- ✦ Outside electricity sockets, water tap, and lighting.

Council Tax: D

Energy Performance Rating: Exempt

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 on Thames turn left and proceed down the High Street, continuing over the River Bridge across The River Thames and up to the top of Streatley on Thames High Street, turning right opposite The Bull Inn, and in just another 100 metres or so along, after Place Manor, 1 Place Manor Cottages will be found off on the left-hand side, attractively situated within the historic Conservation Area, with parking found off to a layby opposite.

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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