



# YEW TREES

STREATLEY-ON-THAMES ♦ BERKSHIRE

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# YEW TREES

STREATLEY-ON-THAMES ♦ BERKSHIRE

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)

Backing on to National Trust land with panoramic views across to The Chilterns Oxfordshire, this recently refurbished Victorian House is finished to the very highest of standards, perfectly blending period features with modern, contemporary finishes and the latest technology to create a very special home. The setting is simply stunning, being idyllically located in a most desirable location within this quintessential English riverside village, privately situated in most attractive professionally landscaped gardens and grounds of approximately 0.5 of an acre, yet just a short walk to extensive amenities and schooling in the village and across the river in Goring-on-Thames, as well as for the mainline railway station, providing direct access to London Paddington within the hour.

Originating in 1890, an awe-inspiring Victorian country residence, dramatically enlarged and extensively modernised and refurbished throughout, benefitting from exceptionally stylish and high-quality fixtures & fittings, with spacious and elegant accommodation extending to approximately 4,736 sq ft, inclusive of detached double garage, yielding an inspired and tasteful orientation with great light and space, affording 6 bedrooms, 2 being suites, 4 bathrooms, and 4 reception rooms.

Careful planning and attention has provided modern open plan living whilst preserving beautiful traditional features and ambience, embracing the delightful gardens and grounds with inside outside living, encapsulating an 'Al Fresco' lifestyle, culminating in an exquisite family home.

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ♦ An Exquisite Period Family Residence Backing On To National Trust Land Extending To Approximately 4,736 Sq Ft Of Striking Architectural Design, Stylishly Renovated To An Exacting Standard, With Gardens of Approximately 0.5 Of An Acre & Wonderful Far-Reaching Views Afforded | ♦ Galleried Reception Hall With Fireplace & Log Burner<br>♦ Cloakroom<br>♦ Coat Cupboard & Vestibule<br>♦ Data Cupboard                                                                                                                                                                                                                                                                                                                                       | ♦ Linen Cupboard<br>♦ Family Shower Room<br>♦ Master Bedroom Suite With Deep Bay Window, Walk-In Fitted Dressing Room, En-Suite Shower Room<br>♦ 2nd Bedroom With Curved Bay Window & Vaulted Ceiling<br>♦ 2 Further Bedrooms<br>♦ Family Bathroom With Ashton & Bentley Roll Top Bath |
| ♦ Integrated Audio, Visual, Gigaclear Superfast Broadband, Alarm, Data, CCTV Systems                                                                                                                                                                                                | ♦ Kitchen / Dining Room With Fitted 'Martin Leighfield' Kitchen & Range / Walk-In Larder & Bi-Fold Doors To Gardens With Lantern Light Over<br>♦ Utility Room With 'Martin Leighfield' Fitted Units<br>♦ Boot Room<br>♦ Plant Room<br>♦ Snug With Deep Curved Bay Window, Fireplace & Log Burner<br>♦ Drawing Room With Deep Bay Window & French Doors To Garden, Fireplace & Log Burner<br>♦ Family Room With Bay Window & French Doors To Garden, Fireplace | ♦ Part-Vaulted 2nd Floor Landing<br>♦ 2nd Bedroom Suite With En-Suite Shower Room<br>♦ Study / 6th Bedroom                                                                                                                                                                             |
| ♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour                                                                                       | ♦ Snug With Deep Curved Bay Window, Fireplace & Log Burner<br>♦ Drawing Room With Deep Bay Window & French Doors To Garden, Fireplace & Log Burner<br>♦ Family Room With Bay Window & French Doors To Garden, Fireplace                                                                                                                                                                                                                                       | ♦ In All Extending To Approximately 4,736 Sq Ft Inclusive Of Detached Garage                                                                                                                                                                                                           |
| ♦ Private Electrically Gated Driveway with EV Charger<br>♦ Detached Double Garage With Electric Door                                                                                                                                                                                | ♦ Galleried & Part-Vaulted Landing With Fireplace                                                                                                                                                                                                                                                                                                                                                                                                             | ♦ Professionally Landscaped Gardens & Grounds Of Approximately 0.5 Of An Acre<br>♦ Period Outbuilding<br>♦ Top Terrace With Planning Permission For Garden Room & Provision For Power & CAT6<br>♦ Planning Permission For Swimming Pool, Now Lapsed                                    |



## 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 House 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.

Crossrail services have commenced from Reading which together with the electrification of the line has significantly improved travelling times to Paddington and central London destinations.











## PROPERTY DESCRIPTION

Yew Trees is a most stunning and imposing Victorian residence, dating back to 1890, having originally been built by the late revered local building company, Smallbones, quietly set back in elevated gardens which resides within the beautiful riverside village of Streatley-on-Thames, just a short hop to the river Thames, village shops and restaurants, schooling, and mainline railway station, which provides direct access to London within the hour.

Completed in the summer of 2020, the property has been the subject of an exacting and careful restoration project, with the original house having been taken back to its core, and duly enlarged with most inspired additions. Proudly displaying its historical roots associated with the favoured Victorian era, the property has mainly red brick elevations with blue soldier courses and decorative banding, sitting under a hand finished clay tiled roof, with a combination of hipped and flat leaded dormer elevations, part-whitened rendered, complimented by wide leaded glazing and feature bay windows.

The restoration project has successfully blended in architecturally the old and new elements, whilst retaining the great many period features and charm that is to be found in abundance throughout internally and externally, creating a most stunning characterful yet modern and contemporary home which extends to approximately 4,736 sq ft, inclusive of detached double garage, which affords a skilful offering of both traditional living, with that of a rather more modern open plan air, embracing inside outside living, and its stunning professionally landscaped gardens and grounds and private surroundings, from which the most awe-inspiring views are afforded over The Chilterns in Oxfordshire, on the opposing banks of The River Thames.

A simply wonderful opportunity afforded to acquire such a unique and delightful home, and quite rare to the open market, early viewing of Yew Trees is highly recommended.















## OUTSIDE

Yew Trees sits privately nestled away within the village, elevated, and affording simply stunning far reaching views of The Chilterns in Oxfordshire, on the opposing side of The River Thames. Set in professionally landscaped gardens and grounds of approximately 0.5 of an acre, the gardens are architect designed, and are an absolute delight to view, detailing most interesting design and attractive planting.

From the Wantage Road, electrically operated timber gates open through to the spacious private driveway, affording ample parking for numerous vehicles, whilst to the opposing side of the grounds, the detached double garage with electric door is approached directly off Wantage Road itself, with a small private driveway situated in front of the garage.

A stone laid terrace flanked by mature planting wraps its way around the property on all four sides, with a period shed off to one side tucked away, opening to a larger terrace off the kitchen / dining room. French

doors open out from both the drawing room and family room also, providing inside outside flow, perfect for 'Al Fresco' dining and modern living, with the terraces on two sides duly providing a restful place from which to look back over the gardens, as well as enjoy the lovely far-reaching views.

Laid mainly to lawn on two main levels, expansive levelled gardens are to be enjoyed, with an additional main levelled terrace to the top of the gardens backing on to National Trust land, with a gate opening out onto it, and a timber decked terrace off to one side, with provision for power and CAT6, should one wish to build the garden studio which has been permitted. To the lower levelled lawn, situated off the rear of the house, planning has also been permitted for a swimming pool, should one be desired.

Simply stunning, beautifully planted and designed, the gardens themselves are only enhanced by the peaceful setting and awe-inspiring views, and in all, extend to approximately 0.5 of an acre.







## DETAILED SPECIFICATION

### STRUCTURAL:

- ◆ Whole house re-plastered internally
- ◆ 8ft (2.5m) ceiling heights throughout
- ◆ All walls to ground floor damp-proofed using chemical damp-proof course installed by Stonehouse Property Care - Original 10 year guarantee
- ◆ All ceilings insulated with sound insulation
- ◆ All external walls cavity insulated with carbon bead insulation installed by InstaGroup - Original 25 year guarantee
- ◆ All roofs insulated with min.300mm loft insulation
- ◆ Roof completely re-tiled with Heritage clay hand-finished tiles

### ELECTRICAL & AUDIO VISUAL:

- ◆ Fully rewired throughout
- ◆ New three phase electrical supply installed to premises
- ◆ Electric Car Charging Point
- ◆ Gigaclear superfast broadband (900 mbps available)
- ◆ Cat6 cabling throughout with data and TV points in all reception rooms and bedrooms
- ◆ Kef multi-room ceiling speakers to 5 bedrooms, all receptions rooms and master en-suite bathroom with Sonos amps to reception rooms, master bedroom / en-suite and study. Other bedrooms cabled for Sonos
- ◆ 65-inch Sony OLED TV to drawing room (Subject to negotiation)
- ◆ Denon / KEF Cinema surround integrated speaker system with built-in bass speakers in Drawing Room with Control4 integration (which could be extended to fully automate the house - lights, curtains etc)
- ◆ 55-inch OLED LG TV to snug (Subject to negotiation)
- ◆ Wi-fi extender points around house to give excellent wi-fi signal throughout
- ◆ Texecom Premier Elite Alarm System with keypads by front and back doors and SmartApp control
- ◆ Liliin IP CCTV system with 7 external cameras covering perimeter of house and garage, with SmartApp control.
- ◆ Hamilton Hartland antique brass electrical sockets and switches (Brushed stainless steel to kitchen and utility)

### PLUMBING & DRAINAGE:

- ◆ Fully re-plumbed throughout
- ◆ Worcester Greestar 8000 Life 40kW Boiler
- ◆ 2 x unvented hot water cylinder
- ◆ 2 x 300L Accumulators to maintain water pressure across whole house
- ◆ Plumbed Underfloor heating to galleried entrance hall, cloakroom, kitchen / dining room, boot room and utility room

- ◆ Electric underfloor heating to all bathrooms
- ◆ Traditional column radiators to all other areas with bare metal lacquered finish
- ◆ Heatmiser neoStat V2 Wireless thermostats with SmartApp control
- ◆ Klargester in-ground sewage treatment plant
- ◆ Cast iron guttering and downpipes

### KITCHEN / DINING ROOM & UTILITY ROOM:

- ◆ Martin Leighfield bespoke hand-made traditional kitchen with multiple cupboards and pan drawers, single pantry style cupboard and a double bar drinks unit. Appliances comprising:
  - Miele built-in dishwasher
  - Miele built-in microwave
  - 2 x Liebherr built-in under counter fridges
  - Liebherr built-in tall fridge
  - Bosch freezer
  - Caple wine fridge
  - Insinkerator waste disposal unit
  - Quooker Flex multi-function mixer tap: boiling hot water, chilled and filtered still and sparkling water.
  - Lacanche built-in extractor fan
  - Lacanche 1400mm Chemin traditional range featuring 2 x electric ovens, 1 x gas oven, 1 x electric grill oven, 6 x gas burners and electric plancha
- ◆ Martin Leighfield bespoke hand-made traditional utility comprising Miele Washing Machine and Miele Tumble Dryer
- ◆ Nero Absoluto Granite worktops to kitchen and utility
- ◆ Quartzite Bianco Eclipsia worktop to kitchen island
- ◆ Solid wood units in walk-in pantry with Cimstone Quartz worktop

### JOINERY:

- ◆ Powder coated steel windows with hardwood frames and traditional lead light finish supplied and installed by Cotswold Casements. 18mm double glazing to all windows.
- ◆ Solid oak aged parquet flooring by Broadleaf timber to three reception rooms
- ◆ Period solid oak main staircase and bespoke solid oak staircase to 2nd floor
- ◆ Bespoke solid wood skirtings and architraves to traditional Victorian design
- ◆ Bespoke solid hardwood front and back doors
- ◆ Large (5m x 1.5m) traditional hardwood lantern rooflight with automated opening vents
- ◆ Bi-Folding hardwood doors to kitchen / dining room
- ◆ Traditional hardwood French doors to drawing room and family room
- ◆ Bespoke shelving and hanging unit to walk-in dressing room
- ◆ Bespoke built-in wardrobes to master bedroom

### BATHROOMS:

- ◆ Vanity units to all bathrooms
- ◆ Ashton & Bentley Grand Aegean solid quartz stone freestanding bath with Polished Nickel finish in family bathroom
- ◆ Oversized shower cubicles to all bathrooms
- ◆ Oversized traditional Hansgrohe showerhead with hand shower to en-suite bathroom. Stone shower tray and 10mm shower glass panel
- ◆ Lefroy Brooks back to wall toilet in master en-suite. Burlington Bathrooms and toilets to all other bathrooms
- ◆ Oversized traditional Crosswater showerheads and hand showers to all other bathroom with 8mm glass shower panels.
- ◆ Porcelanosa ceramic tiling to all bathrooms

### FINISHES:

- ◆ Farrow & Ball or Myland Paints to all rooms
- ◆ Traditional plaster corning to all reception rooms, galleried reception hall, 1st floor galleried landing and the master bedroom suite
- ◆ Limestone flagstone flooring to galleried reception hall, cloakroom, kitchen / dining room, pantry, utility, boot room and plant room
- ◆ Period cast-iron fireplace surrounds in Drawing Room, Family Room, Snug, Entrance Hall and 1st Floor landing. All with slate hearths
- ◆ Clearview log burners in Drawing Room, Snug and Entrance Hall
- ◆ Pull down access loft ladder to main loft area

### EXTERNAL:

- ◆ Electric hardwood entry gates to driveway controlled via remote or mobile phone
- ◆ Electric double roller door to garage
- ◆ Exterior lighting to external house walls, low level lighting to garden and driveway walls
- ◆ Provision for power to garden shed (not connected)
- ◆ Provision for power and CAT6 to proposed garden room at top of garden (Planning permission granted February 2020)
- ◆ Planning permission granted for outdoor swimming pool, now lapsed (11m x 5m) to garden at house level (Planning permission granted October 2018)
- ◆ Planning permission granted for oak framed entry porch to side of house (Planning permission granted October 2018)
- ◆ External power and water taps located at multiple points around garden
- ◆ Black Indian Sandstone paving to garden terraces and pathways
- ◆ Provision For water & electric supply for hot tub available



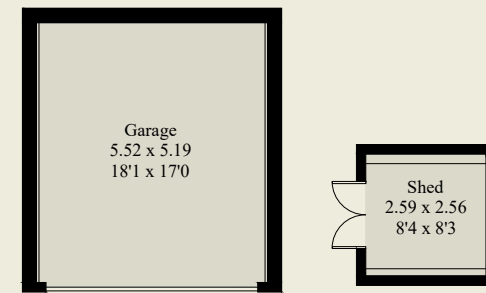
# Yew Trees, Wantage Road, Streatley, RG8 9LD

Approximate Gross Internal Area = 398 sq m / 4284 sq ft (excluding voids)

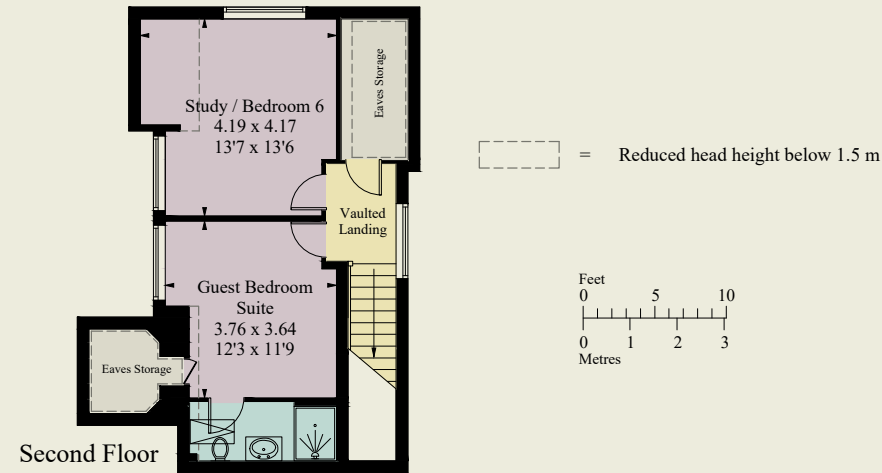
Outbuildings = 33 sq m / 355 sq ft

Limited Use Area = 9 sq m / 96 sq ft

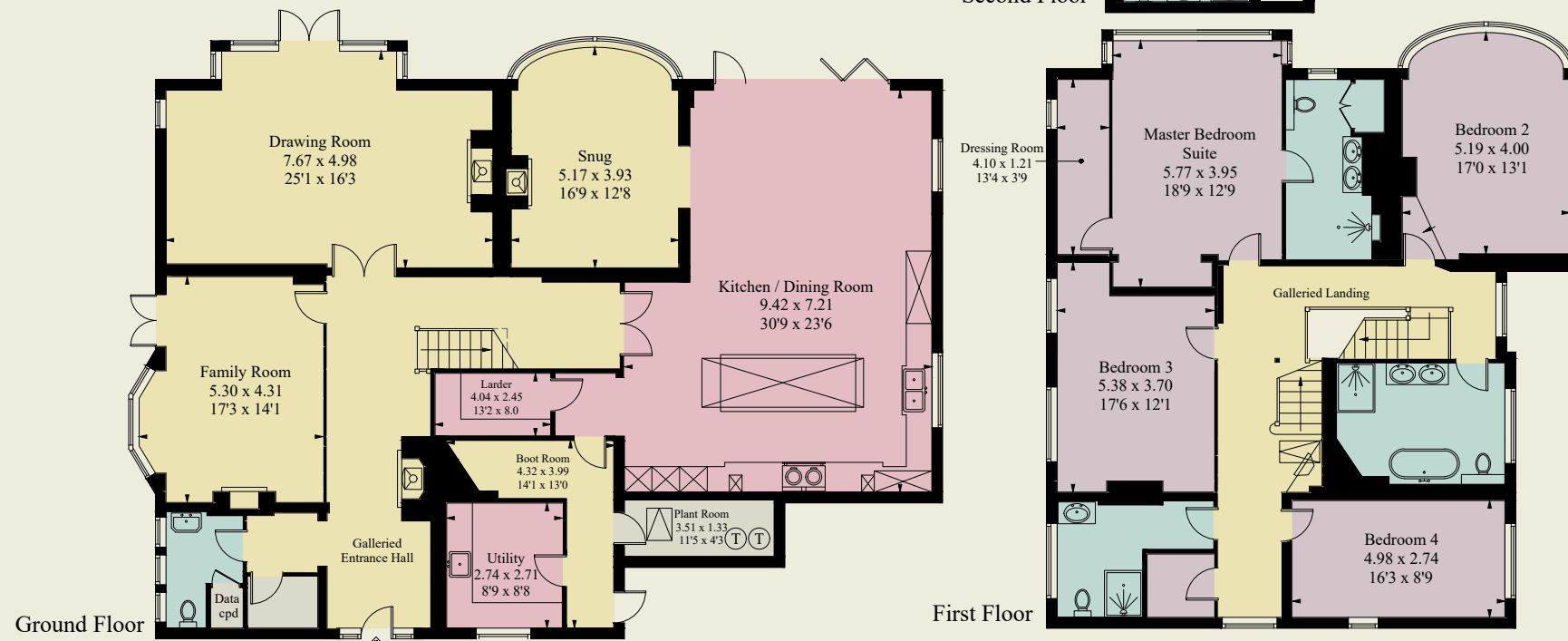
Total = 440 sq m / 4736 sq ft



(Not Shown In Actual Location / Orientation)



Second Floor



Ground Floor

First Floor

CREATESPACE DESIGN ref 159

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



## GENERAL INFORMATION

**Services:** Mains electric, gas and water are connected to the property. Private drainage. Gas fired part-underfloor central heating and hot water.

**Council Tax:** H

**Energy Performance Rating:** C / 69

**Postcode:** RG8 9LD

**Local Authority:** West Berkshire District Council

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring-on-Thames, turn left and proceed over the river bridge up to the crossroads at Streatley-on-Thames. At the crossroads, turn right, then take the next left turn, sign posted to Wantage. The private electrically gated driveway to Yew Trees will be found just over 100 metres along off on the left-hand side.

what3words:

///fuzz.gloves.practical

## 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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