



# 7 HILL GARDENS

STREATLEY ON THAMES ♦ BERKSHIRE

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Goring & Streatley Railway Station (London Paddington within the hour) - 1 mile ♦ Reading (London Paddington 27 minutes) - 11 miles ♦ M4 (Junction 12) - 10 miles ♦ Henley on Thames - 14 miles ♦ Newbury - 16 miles ♦ Oxford - 20 miles ♦ Goring on Thames / The River Thames - 0.8 miles  
(Distances and times approximate)

Offering breathtaking views of Lardon Chase within this quiet cul de sac, close to all the village amenities in Goring on Thames, and for the mainline railway station providing access to London Paddington in under an hour.

A bright and spacious 5 bedroom, 2 bathroom house with double garage and lovely private garden.

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

- ♦ Dual Aspect Living Room
- ♦ Large Part Vaulted Kitchen Breakfast Room
- ♦ Main Bedroom With Ensuite Shower
- ♦ 4 Further Bedrooms
- ♦ Family Bathroom

- ♦ Double Garage & Driveway Parking

- ♦ In All Approximately 2,223 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 is 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 and Coppa Club, 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 regarded 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, 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.

Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to Heathrow, London and beyond.

## PROPERTY DESCRIPTION

Built in the late 1980's of traditional design with red brick elevations under a pitched clay tile roof, 7 Hill Gardens is a lovely family home with plenty of natural light throughout and the most wonderful views to both the front looking out onto a privately maintained field and the back out across to Lardon Chase. Entrance is under a covered porch into the generous hallway which has a cloakroom and staircase with storage under. Karndean flooring runs through into the kitchen breakfast room at the back of the house. Part-vaulted with Velux window, the kitchen looks out onto the garden with French doors allowing for direct access. The kitchen is fully fitted with island and then a door takes you through to the utility room which has a back door. To the other side of the house is the living room. With dual aspect, there are garden views to the front from a large bay window and across the back with sliding doors. The room is a generous space and it has an electric fire. Upstairs, the landing has windows running across and there is access to the loft which is partially boarded. The main bedroom has 2 built in wardrobes and ensuite with walk in shower. There are 4 further bedrooms all with built in wardrobes and a family bathroom with bath and overhead shower.

## OUTSIDE

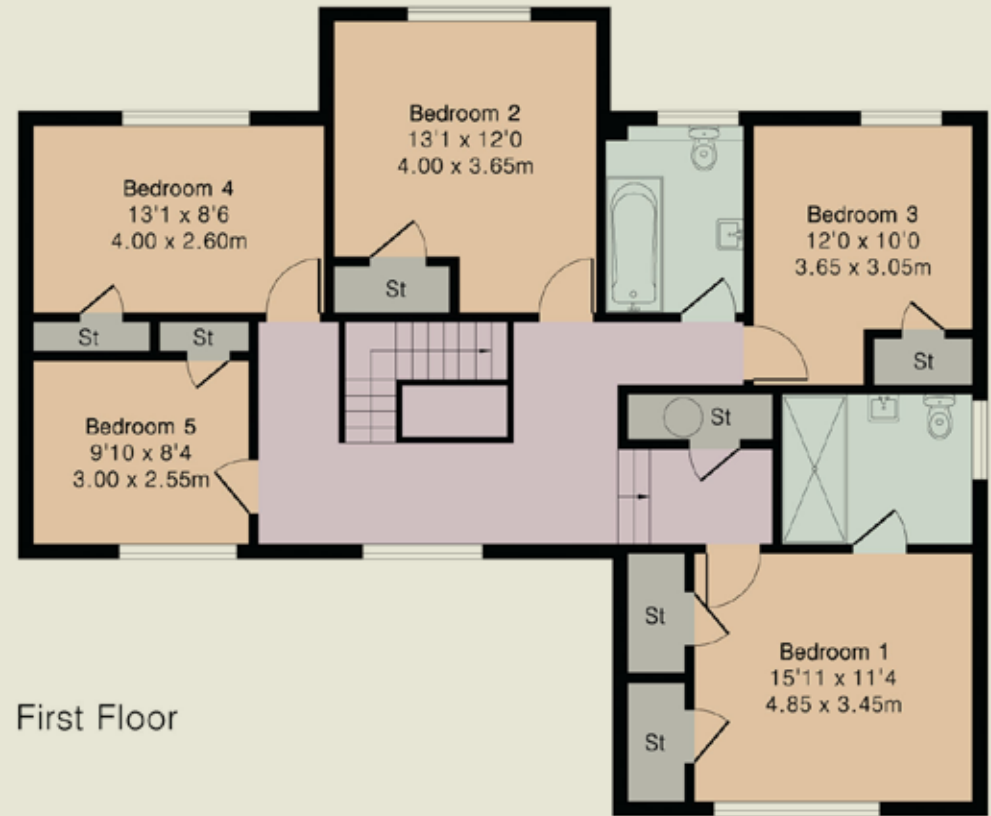
Occupying an elevated position within this quiet cul de sac, the property has a block concrete stone driveway with parking for 2 cars in front of the double garage for further parking. There is a front lawned garden with border planting, including lavender bushes. A side gate leads down to the main garden at the back and you are instantly faced with a breath-taking uninterrupted backdrop view of Lardon Chase. The garden has a large lawned area with border planting, filled with seasonal flowers and plants and a silver birch tree. Fully fenced, the garden has several seating areas, including a terrace across the back, a pergola with a wisteria covering and a decked area for outdoor dining and entertaining. The gardens are very private and with stunning views really compliment the property.



**Approximate Gross Internal Area 2223 sq ft - 206 sq m  
(Including Garage)**

Ground Floor Area 1163 sq ft – 108 sq m

First Floor Area 1060 sq ft – 98 sq m





## GENERAL INFORMATION

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

**Council Tax:** G

**Energy Performance Rating:** C / 71

**Postcode:** RG8 9QF

**Local Authority:** West Berkshire District Council

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street cross over the River Bridge and continue up to the traffic lights at the top of Streatley High Street. Continue straight across onto the Aldworth Road and after passing The Bull car park take the next turning left into The Coombe and then immediately left into Bull Meadow. Continue straight up with Woodland on your right and you naturally enter Hill Gardens where Number 7 will be found 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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