



WAYSIDE

5 COOMBE COTTAGES ♦ STREATLEY ON THAMES ♦ BERKSHIRE

Warmingham
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5 COOMBE COTTAGES ♦ STREATLEY ON THAMES
♦ BERKSHIRE

Goring Station 1 mile ♦ Wallingford 5 miles ♦ Reading 10 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)

Enjoying a relaxing ambience and outlook, with stunning far-reaching views of National Trust hillsides and woodland in abundance, the setting is simply delightful, being idyllically located in a most desirable location within this quintessential English riverside village, privately situated in attractive mature gardens and grounds of approximately 1/5th 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.

A most delightful characterful yet modern and contemporary home with inspired well-appointed refurbished accommodation, extending to approximately 766 sq ft, yielding great light and space, affording 2 bedrooms, bathroom, and 2 reception rooms.

Careful planning and attention has been provided to combine more modern open plan living with that of a traditional nature, whilst embracing the delightful mature gardens and grounds and encapsulating an 'Al fresco' lifestyle, providing for a most delightful family home.



♦ A Striking Contemporary Period Home Extending to Gardens & Grounds of Approximately 1/5th Of An Acre With Stunning Far-Reaching Rural Views Afforded

♦ Quintessential English Riverside Village Within Close Driving Walking Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Reception Hall
♦ Bathroom

♦ Open-Plan Kitchen / Dining Room

♦ Sitting Room With Fireplace

♦ Landing

♦ Master Bedroom

♦ 2nd Bedroom

♦ Cloakroom

♦ In All Extending To Approximately 766 Sq Ft

♦ Mature Landscaped Gardens & Grounds Of Approximately 1/5th Of An Acre

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 thatched cottages, 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 Streatley 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 a 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 high standard 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), including Crossrail / Elizabeth Line. 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.

PROPERTY DESCRIPTION

Wayside, 5 Coombe Cottages is a most stunning home, dating back to the 1800's, 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.

The property greatly benefits from its end terrace position having its own charming side entrance and access through to the rear garden, with wrought iron double gates and a wide paved path leading up to the entrance door located at the side of the cottage with three steps leading up to a raised front porch area, which has wrought iron railing around. The pathway continues down the side of the house to a wooden gate, which gives access to the rear of the cottage, charming patio terrace, and the rear garden.

The rear garden will be appreciated by horticultural enthusiasts and must be seen to be fully appreciated with the many differing types of shrubs, trees, flowers and fauna, too numerous to mention individually. The garden is then arranged in terraces up to the rear part, where it widens considerably into a larger, mainly grassed orchard area and at the very top, immediately adjoins National Trust woodland. Magnificent views extend throughout the garden, across the Goring Gap to the Chilterns. At the top of the garden there is a delightful central area mainly grassed with a seasonal planting evident, and with a considerable number of specimen and fruit trees.

The grounds extend to approximately 1/5th of an acre.

The property has been enlarged with a most inspired addition, and duly adapted and re-configured, affording an exceptionally appealing period home, which has blended in architecturally the old and new elements, whilst retaining a characterful charm, which meets modern living.

Most stunning, stylish and contemporary, well-appointed accommodation offers a skilful blend of both traditional living, with that of a rather more modern open plan air, embracing inside outside living, and its delightful landscaped gardens and grounds and private surroundings, from which far-reaching rural views are afforded.

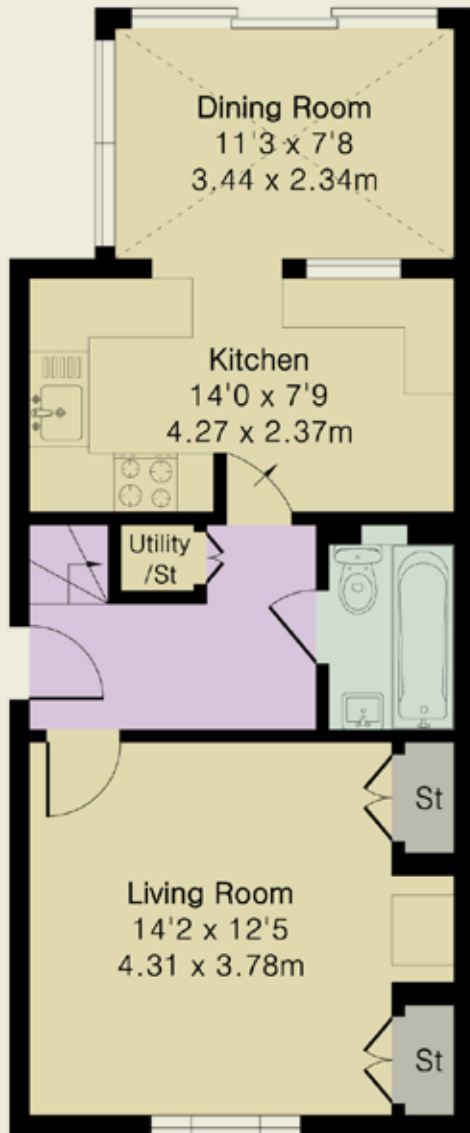
A simply wonderful opportunity afforded to acquire such a delightful home, early viewing of is highly recommended.



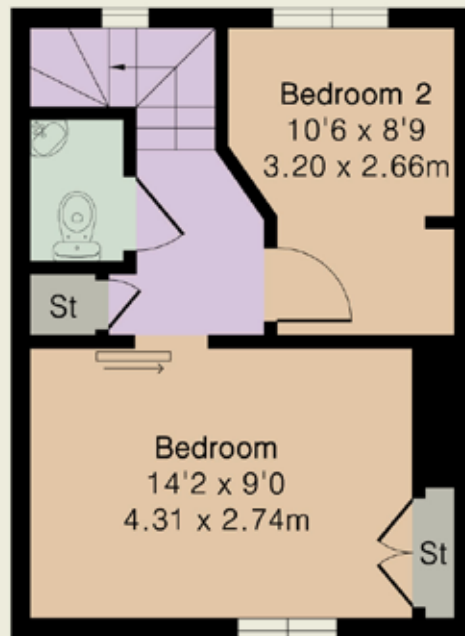
Approximate Gross Internal Area 766 sq ft - 71 sq m

Ground Floor Area 488 sq ft – 45 sq m

First Floor Area 278 sq ft – 26 sq m



Ground Floor



First Floor





GENERAL INFORMATION

Services: All mains services are connected. Central heating and hot water from gas fired boiler.

Council Tax: D

Energy Performance Rating: D / 59

Postcode: RG8 9QP

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, over the River Bridge and up to the top of Streatley High Street. At the traffic lights continue straight over onto Aldworth Road (B4009) and then bear left into The Coombe. The Cottage will be found on the left-hand side approximately one third of the way up.

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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