



1 POUND 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)

The setting is simply stunning, being idyllically located in a most desirable location within this quintessential English riverside village, at the top of the historic High Street, 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 well under the hour yet, overlooking National Trust hills and woodland within Berkshire to the front and, with far-reaching views across to The Chilterns in Oxfordshire across The River Thames to the rear, lovely views are to be enjoyed all around, including over the stunning gardens.

A simply wonderful 3 bedroom 3 reception room end of terrace 'Mews' Cottage, with garage, extending in all to approximately 1,216 sq ft, set in the most beautiful mature private gardens and grounds, wrapping around the house on three sides, incorporating Georgian period style architectural features whilst also benefiting from a modern and contemporary flare with attractively arranged spacious accommodation having been more recently stylishly modernised throughout to an exacting standard, perfectly blending period features with more modern contemporary finishes and the latest technology to create a very special home of note.

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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| ♦ Impressive Columned Front Entrance Portico With Decorative Scrolled Pediment | ♦ Airing Cupboard |
| | ♦ Laddered Loft Access |
| ♦ Reception Hall | ♦ Beautiful Mature And Spacious Lawned & Terraced 'Wrap-Around' 'Part Walled' Gardens & Grounds |
| ♦ Cloakroom | |
| ♦ Lobby Area | ♦ Separate Garage |
| ♦ Sitting Room With Deep Bay Window & Limestone Fireplace With 'Chesney's' Log Burner | |
| ♦ Dining Room With Door To Gardens | ♦ Shed |
| ♦ 'Open Plan' Kitchen | ♦ Banham 'Remote Control' Alarm & Fire System With Safe |
| ♦ Breakfast / Family Room With Doors To Gardens | ♦ Gigaclear Superfast Broadband (Up To 900 MBPS Available) |
| ♦ Galleried Landing | |
| ♦ 3 Bedrooms | ♦ In All Extending To Approximately 1,216 Sq Ft |
| ♦ Family Bathroom | |

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, 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.





1 POUND COTTAGES

Occupying a commanding yet private and truly scenic location in the heart of a historic conservation area, affording a pleasant sheltered aspect and enjoying superb views of both nearby colourful paddocks, surrounding National Trust hillside and woodland, and beyond the River Thames to the Chilterns in Oxfordshire, the location is both idyllic and most convenient for schooling, eateries, shops, the River Thames, the mainline railway station to London, well under the hour, and extensive road networks.

A most attractive and charming 3 bedroom 3 reception room 'Mews' Cottage, incorporating charming Georgian period style architectural features to the exterior, internally the property benefits from having been more recently modernised throughout most stylishly, displaying a modern and contemporary flare, with high quality fixtures and fittings being evident, affording attractively arranged spacious accommodation,

which combines more modern open plan living with that of a rather more traditional nature, Embracing inside outside living, with great natural light flowing throughout the home.

Whether entering the home via the artisan handmade front door with attractive Banham ironmongery, in to the limestone laid flooring in the reception hall, or off the High Street through the beautiful gardens and part walled part glazed breakfast / family room, a wealth of contemporary character and quality is to be enjoyed, from the limestone fireplace with Chesney's log burner, to Lutron digital lighting and modern Shaker style kitchen, then to the limestone floored and part-walled bathroom with Burlington suite, modern truly meets period contemporary charm, most stylishly, and with great warmth light and substance.

A simply wonderful opportunity afforded to acquire such a unique and delightful home, and quite rare to the open market in its most advantageous form, early viewing of 1 Pound Cottages is highly recommended.







OUTSIDE

A limestone garden terrace flanked by beautiful mature planting and period walling combined with bespoke timber close boarded fencing wraps its way around the property on all three sides, with doors off both the dining room and breakfast / family room, perfect for inside out living and alfresco dining, and with a lower terrace tucked away as well, suitable for an array of uses and, a charming bespoke timber shed off to one corner also.

Laid mainly to lawn on two main levels, expansive levelled gardens are to be enjoyed, mainly to the brick and flint part-walled front garden, which is a horticultural delight, with an enviable library of plants and shrubs and trees of note, most voluble of, the cherry trees which display the most awe-inspiring pink blossom, truly a delight to be enjoyed throughout the seasons.

The garage belonging to 1 Pound Cottages is located behind the property, approached off the High Street along a short private lane, being the 1st one in on the right, adjacent to a neighbouring timber boarded barn. More recently modernised, with a modern roof and up and over door, the garage has also been damp proof tanked and re-enforced for long term security of use, perfect for either simply storage or, as one's home workshop.

Simply stunning, beautifully planted and designed, and most private, the gardens themselves are only enhanced by the awe-inspiring views and setting and must be seen to be realised.





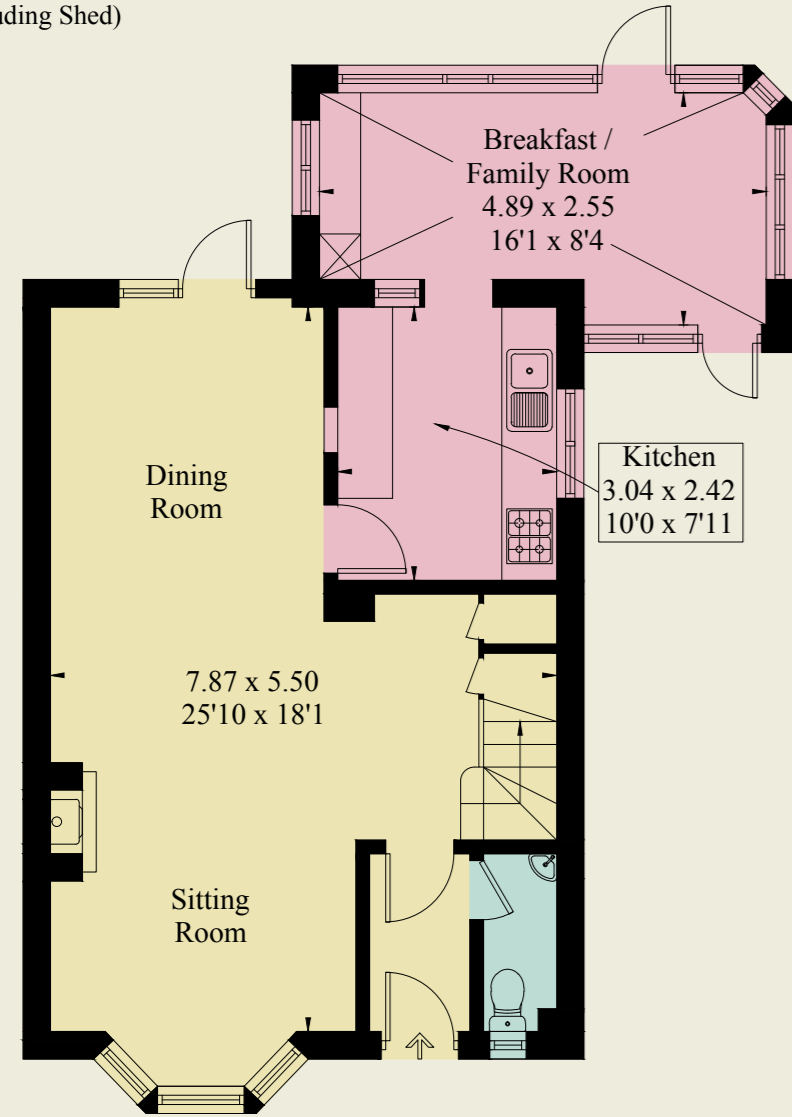
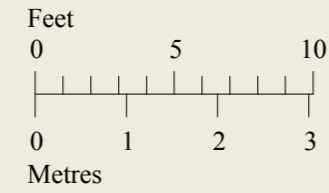


1 Pound Cottages, Streatley on Thames, Berkshire, RG8 9JH

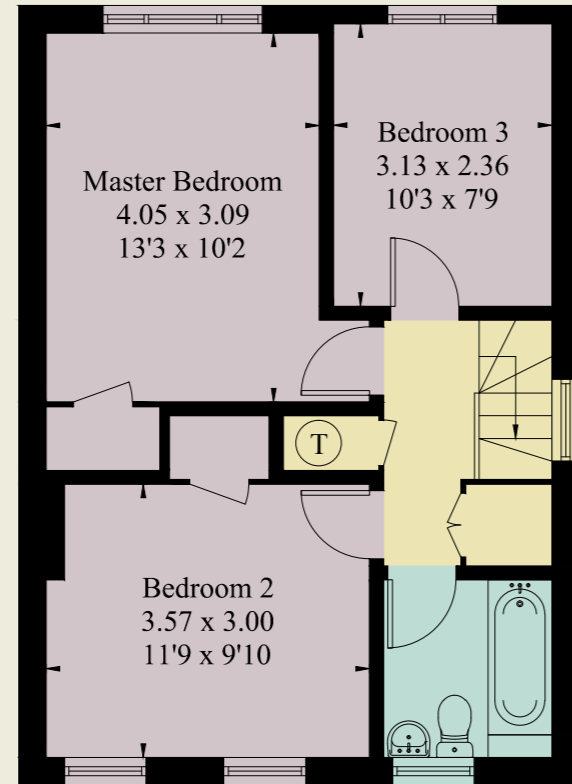
Approximate Floor Area = 101.8 sq m / 1096 sq ft

Garage = 11.2 sq m / 120 sq ft

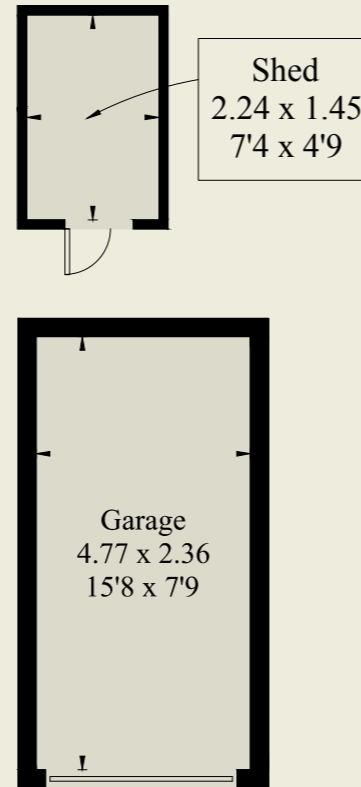
Total = 113.0 sq m / 1216 sq ft
(excluding Shed)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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)
- ◆ Banham alarm and fire system throughout, with remote control, and safe.
- ◆ Outside electricity sockets, water tap, and lighting.

Council Tax: D

Energy Performance Rating: D / 64

Postcode: RG8 9JH

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, where Pound Cottages will be found off on the right-hand side, with 1 Pound Cottages attractively adjoining both the historic High Street and the Central Green Conservation Area.

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.



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #98349



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