



THE BOTHY

RECTORY ROAD ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE

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Streatley on Thames High Street - 2 miles ♦ Goring & Streatley Railway Station - 2.5 miles
 ♦ Wallingford - 6 miles ♦ Reading - 12 miles ♦ Henley-on-Thames - 15 miles ♦
 Newbury - 15 miles ♦ Oxford - 20 miles ♦ M4 (J12) - 10 miles ♦ M40 (J6) - 16 miles
 (Distances approximate)

A beautifully presented thatched country home of impressive stature and character situated within stunning grounds of 1.6 acres, including a detached studio, a workshop and a double garage. Set within a small, pretty hamlet on the outskirts of Streatley on Thames, a quintessential English riverside village with extensive amenities, outstanding schools, River Thames and mainline railway station to London Paddington.

The accommodation is highly flexible, well suited to a growing family, an active lifestyle, or peaceful contemplation, as well as relaxed al fresco entertaining. A study and detached studio provide useful potential to serve as occasional guest bedrooms.

The generous footprint of the substantial workshop may offer scope for conversion, subject to the necessary consents, to create further living accommodation. The grounds are also well suited to use as a smallholding, with scope for a degree of self-sufficiency.

- ♦ Idyllic setting adjacent to the Ridgeway, offering direct access to superb walking and cycling through unspoilt countryside. Streatley Golf Club and a well-regarded equestrian centre are just a short drive away
- ♦ Within easy cycling distance of the local primary school, bus links to secondary schooling, a mainline railway station and an extensive range of local amenities
- ♦ Principal bedroom suite with a beautifully appointed en suite bathroom, including a freestanding roll-top bath, and French doors to the garden terrace
- ♦ Guest bedroom suite with en suite shower room, vaulted ceiling and French doors to the garden terrace
- ♦ Third bedroom with en suite shower room, vaulted ceiling and French doors to the garden terrace
- ♦ Airing cupboard with recently installed Green Storage hot water tank
- ♦ Elegant reception hall
- ♦ Study
- ♦ Stunning fully fitted kitchen/dining room featuring 3m bi-fold doors opening onto a decked garden terrace
- ♦ Impressive sitting room with vaulted ceiling and open fireplace, with direct access to the terrace
- ♦ Versatile garden room/snug/family room with vaulted ceiling and French doors opening onto the garden
- ♦ Cloakroom
- ♦ Charming detached thatched studio
- ♦ Substantial detached workshop
- ♦ Detached double garage
- ♦ In all extending to approximately 230 sq m / 2,475 sq ft
- ♦ Set within approximately 1.6 acres of landscaped gardens and grounds



SITUATION

The picturesque village of Streatley on Thames nestles in a valley on the Berkshire side of the river, lying between Reading and Oxford and facing Goring on the Oxfordshire side. Surrounded by countryside designated as an Area of Outstanding Natural Beauty, it sits at a historic natural crossing of the river, where the Berkshire Downs meet the Chiltern Hills - a landscape known as the 'Goring Gap'.

Just across the river, the larger village of Goring-on-Thames offers a comprehensive range of amenities, including shops, a modern health centre, traditional inns, a hotel, library, and dentist. Crucially, Goring has a mainline railway station providing excellent commuter links to Oxford, Reading, and London (Paddington).

The area benefits from easy access to major towns such as Oxford, Reading, and Newbury, as well as the M40 and M4 motorways - the latter providing a direct route to Heathrow Airport. Crossrail (the Elizabeth Line) services now run from Reading, and together with the electrification of the railway, have significantly reduced travel times to destinations east and west.

Streatley is home to the well-regarded Streatley Primary School. The village falls within the catchment area of 'The Downs' - an outstanding secondary school that provides a dedicated bus service for students.

Alongside excellent local state schooling, the area is superbly served by a wide range of private schools, including 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.

Streatley's charming High Street forms the heart of the village, stretching down to the river and the bridge crossing to Goring. This central area is now a Conservation Area, boasting a wealth of period properties, many with notable architectural merit. Highlights include a thatched cottage, a stunning William and Mary house, and an Elizabethan farmhouse reputedly haunted by a lady in white. When Isambard Kingdom Brunel built the railway through the Thames Valley around 1840, the villagers of Streatley chose to locate the railway on the Goring side. As a result, while Streatley itself has changed little, Goring-on-Thames has grown considerably and is now the larger village.



Within Streatley, you'll find a parish church with Norman origins and The Swan, a luxurious four-star riverside hotel that also offers a leisure and fitness club. At the top of the High Street stands the Bull Inn, once an old coaching inn where the Royal Mail would stop on its route between Oxford and London. The village also boasts a prestigious golf club, established over 100 years ago, set amidst beautiful rolling countryside.

Behind Streatley, the land rises sharply where the Berkshire Downlands meet the expansive Thames Valley. From these heights, there are panoramic views stretching deep into Oxfordshire. The surrounding woodlands and hills have recently been acquired by the National Trust, with an extensive network of bridleways and footpaths now open to the public.

PROPERTY DESCRIPTION

The Bothy is tucked away at the end of Rectory Road in a gentle hollow surrounded by green, open countryside. It's perfectly placed midway along the historic Ridgeway Path, offering immediate access to some of the country's best walking, cycling and outdoor routes as well as the local golf club and equestrian centre.

Sharing a long private driveway with four neighbouring homes, all part of the former Warren Farm, The Bothy retains the charm of a private smallholding with spacious, versatile grounds. It provides a tranquil rural haven with security and a sense of community.



SPECIFICATION

KITCHEN

- ◆ Bespoke German Häcker Systemat kitchen, expertly designed by Kitchen Solutions, featuring high-quality fitted cabinetry, soft-close doors and drawers and generous storage throughout
- ◆ Silestone kitchen worktops (new in 2019 with 25-year guarantee)
- ◆ Centre island with breakfast bar and double socket, integrated Neff larder fridge and soft close drawers
- ◆ Integrated Neff dishwasher (new in April 2026, with 5-year guarantee)
- ◆ Integrated Bosch washer/drier (new in March 2023, insured with Domestic & General)
- ◆ Separate integrated tower fridge & freezer
- ◆ SMEG range (90cm) with induction hob
- ◆ Integrated Neff microwave oven
- ◆ Franke double sink with Franke Planar mixer tap, both stainless steel
- ◆ Under cupboard LED lights
- ◆ Harvey water softener
- ◆ Ceiling speakers

FLOOR FINISHES

- ◆ Larch flooring to lounge, garden room/snug/family room, halls, study and main bedroom
- ◆ Composite oak flooring to bedrooms 2 & 3 and studio
- ◆ Porcelain tiled floor to cloakroom, bathroom and en-suite shower rooms
- ◆ Travertine tiles to kitchen

CENTRAL HEATING

- ◆ Annually maintained oil fired boiler providing heating and hot water (last service: Jan 2026)
- ◆ 300L Green Storage Hot Water Tank (new in 2023)
- ◆ Radiators throughout main house with wall thermostat
- ◆ Bespoke open fireplace with stone hearth. Fluranflex/thermocrete chimney lining installed in 2016 (25-year guarantee). Chimney swept annually (last 3 June 2026)

TELEPHONE, INTERNET AND TELEVISION

- ◆ Master BT point
- ◆ TV points in kitchen/dining room, living room and all bedrooms
- ◆ Superfast fibre broadband (Gigaclear)

EXTERNAL FINISHINGS

- ◆ Traditional painted brick and flint walls. Red brickwork to bedroom 2 and garden room
- ◆ Norfolk reed thatch to roof of house and studio
- ◆ Black cladding to the studio, workshop and garage
- ◆ Tiled roof to workshop and garage

ELECTRICAL

- ◆ Full certified electrical inspection carried out every 5 years (last in 2023)
- ◆ A comprehensive electrical installation including LED down lighters to the kitchen, cloakroom, bathroom and en-suites
- ◆ Pendant lighting to lounge, kitchen/diner, garden room, bedroom 3 and studio
- ◆ Stainless steel finish light switches and sockets in kitchen, white elsewhere
- ◆ Extensive external lighting to gardens
- ◆ Smoke and carbon monoxide alarms
- ◆ Security intruder alarm maintained annually by Falcon Security (last service: 3 June 2026)

WARDROBES AND FITTINGS

- ◆ Fitted wardrobes in master bedroom
- ◆ Blinds fitted to windows in kitchen and lounge

BATHROOM

- ◆ Roll-top bath with Bristan mixer taps and shower attachment
- ◆ Heritage basins and WCs, fitted with Heritage oak seats throughout
- ◆ All bathroom/en-suite sinks with Bristan chrome taps
- ◆ Bathroom and shower rooms finished with white wall and floor tiling; cloakroom laid with sandstone tiling
- ◆ Showers have Bristan Exposed Sequential and Concentric Maxi Valve showers with head/hand shower attachments
- ◆ Glass shower screens



WINDOWS, DOORS AND JOINERY

- ◆ Solid wood double glazed windows with locks
- ◆ Bespoke solid timber front door with deadlock and bolt
- ◆ Solid wood 3 metre bi-folding doors with multi-point locking system
- ◆ Solid oak internal latch doors and skirting boards

OUTSIDE

- ◆ Decked area with access from kitchen/dining room and lounge
- ◆ Paving slabs to patios and front/side paths with access from all bedrooms and garden room
- ◆ Gardens to rear, including terraced planting, flower beds, cherry tree copse and stunning views
- ◆ Garden water tap to front
- ◆ External electric socket to rear

STUDIO

- ◆ Composite oak flooring
- ◆ Electric sockets and pendant lighting
- ◆ New cladding to exterior
- ◆ Internal walls and ceiling - painted solid wood tongue and groove
- ◆ Thatched roof (newly thatched in 2025)
- ◆ Double Crittall doors to garden
- ◆ Views of the surrounding paddocks and cherry tree copse

WORKSHOP

- ◆ Large outbuilding currently used for storage of bikes and garden machinery. Potential for conversion to additional living space
- ◆ Electric sockets and overhead lighting
- ◆ Tiled roof and floor
- ◆ Internal walls and ceiling - painted solid wood tongue and groove
- ◆ New cladding to exterior

GARAGE

- ◆ Double garage fitted with barn-style solid wooden doors
- ◆ Internal lighting and electrical sockets
- ◆ 9 Solar panels to roof at rear. Installed in 2023 (10-year guarantee). Estimated annual generation: 3493KWh

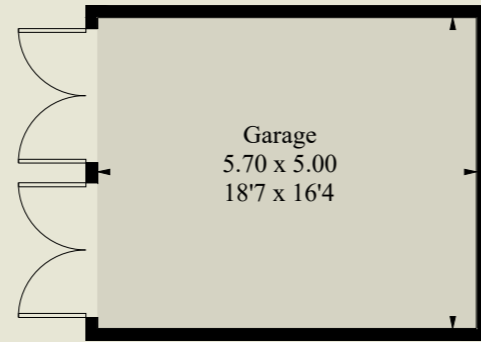
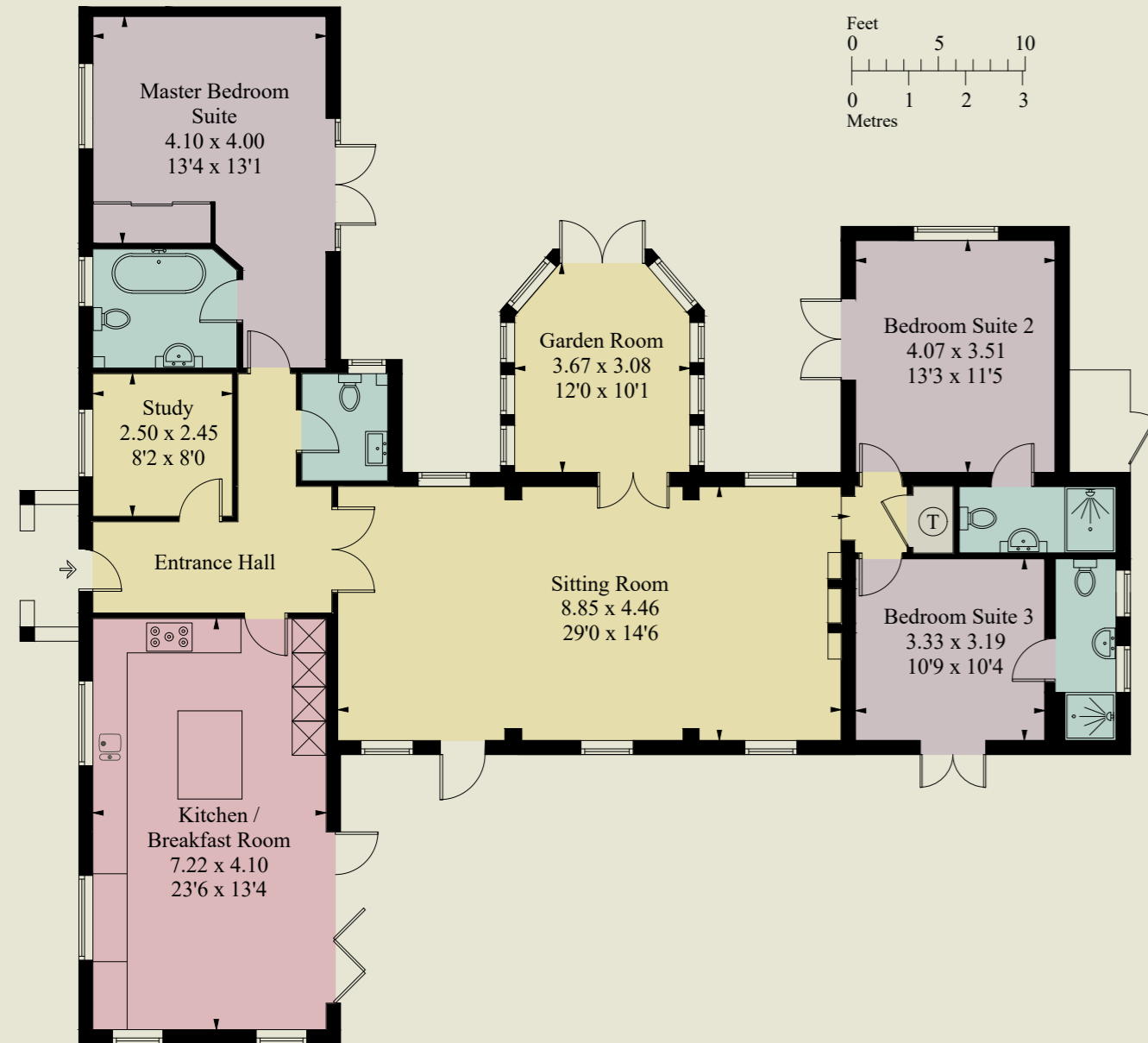
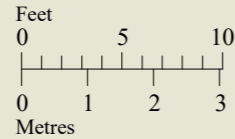


The Bothy, Rectory Road, Streatley on Thames, Berkshire, RG8 9QE

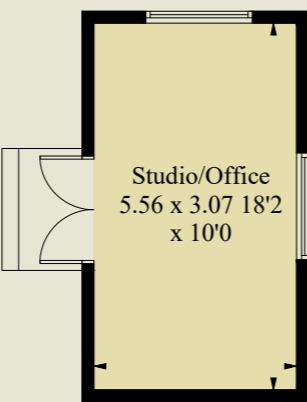
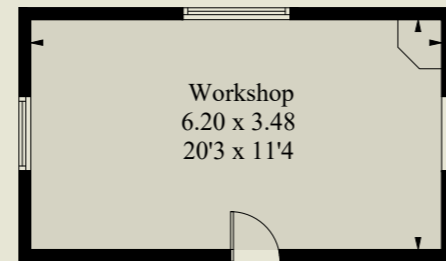
Approximate Gross Internal Area = 165 sq m / 1776 sq ft

Outbuildings = 65 sq m / 699 sq ft

Total = 230 sq m / 2475 sq ft



(Not Shown In Actual Location / Orientation)



GENERAL INFORMATION

- Electricity: Mains connected
- Water: Private borehole
- Drainage: Shared sewage treatment system
- Heating & Hot Water: Oil-fired boiler
- Broadband: Gigaclear superfast fibre
- Solar Panels: Estimated annual generation: 3493KWh

Council Tax: G

Energy Performance Rating: D / 58

Postcode: RG8 9QE

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 over the river bridge towards Streatley-on-Thames. Once at the top of the High Street, bear right onto the Wallingford Road, and after a short way along onto Wantage Road. In a further few hundred metres, Rectory Road will be found off on the left-hand side. Continue past the Golf Club for about 1 mile, passing the Equestrian Centre. Turn left on reaching the post box at the foot of the Ridgeway and proceed along the tree-lined drive. The Bothy is the first house on the left-hand side within the courtyard.

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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CREATESPACE DESIGN ref 642

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

