



THE CYGNETS

STREATLEY ON THAMES ♦ BERKSHIRE

Warmingham
www.warmingham.com



THE CYGNETS

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)

Quietly tucked away off a private road, close to the historical high street and extensive amenities and schooling in the village and across the river in Goring-on-Thames, which also has a mainline railway station, providing direct access to London Paddington within the hour linking with the Elizabeth Line.

A beautifully presented 5 bedroom detached house of 2,917 sq ft benefitting from total renovation by the current owners and offering high specification fixtures and fittings within stunning landscaped gardens of 0.6 of an acre.

♦ Completely Renovated Throughout,
a Beautifully Presented 5 Bedroom,
3 Bathroom Detached House

♦ Boot Room into Integral Double Garage

♦ Large Terrace Within Beautifully Landscaped
Gardens & Grounds of approximately 0.6 Of
An Acre with Stunning Views

♦ Cloakroom with Shower

♦ Quintessential English Riverside Village
Within Close Walking Distance to The River
Thames, Extensive Amenities, Outstanding
Schooling, and Mainline Railway Station To
London Paddington In Well Under The Hour

♦ Main Bedroom with Ensuite Shower Room

♦ 4 Further Double Bedrooms

♦ Family Bathroom

♦ Outdoor Studio/Office, Greenhouse and
Garden Shed

♦ Entrance Hall

♦ Family Room

♦ Sitting Room

♦ Dining Room

♦ Kitchen/Breakfast Room

♦ Utility Room

♦ In All Extending To Approximately
2,917 Sq Ft

♦ Awe-Inspiring Views Over The Adjacent
Berkshire Downs & Chiltern Hills Beyond

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





PROPERTY DESCRIPTION

Having been totally renovated, The Cygnets is a very attractive house, quietly tucked away within its generous gardens. The property has flawless rendered elevations under a slate roof and cedar cladding pitch above the garage. Featuring Jack Brunson windows and doors and Zinc downpipes, it is finished to a very high standard. Entrance is into a generous reception hall with full length glass panels and high Velux window allowing for much natural light. Engineered oak flooring runs through from the hallway into the family and sitting room. With 4 generous reception rooms, it offers plenty of rooms to relax and enjoy its views of the gardens and beyond. The sitting room has a wood burner and large picture window at the far end, plus French doors leading outside. Glazed doors then take you through to the dining room with bi-fold doors onto the large terrace, perfect for "al fresco" dining. Porcelain tiles continue through into the

kitchen breakfast room and benefits from underfloor heating. Fully fitted with a Schmidt kitchen, it has been very well designed. High gloss units with Quartz worktops combine beautifully together and it has a 4 seating breakfast bar as well as a walk-in larder. The room then opens up with a vaulted ceiling and French doors with steps down to the terrace area allowing for a wonderful entertaining opportunity. From the kitchen is a door to the utility room which provides access to both the cloakroom with shower and boot room with integral door to the double garage. Upstairs, the oak and glass staircase lead up to the galleried landing. The main bedroom has views across to the Berkshire Downs and Chilterns beyond. It has an ensuite shower room and all showers are fed via a high pressured Megaflow. There are 4 further bedrooms, 2 with double built in wardrobes and family bathroom with bath and overhead shower.



OUTSIDE

The approach is off a private lane and five bar gate takes you through into the large gravelled forecourt offering parking for several cars as well as the double garage with electric roller door. Borders across the front give colour contrasting with the stunning white render of the building and manicured shrubs and wide planted borders are bountiful with colour and texture. A decked area to the side follows round the corner giving one of several seating areas looking down onto the gardens. A paved terrace then continues on and across the back, with steps coming off the dining room creating a large entertaining area, perfect

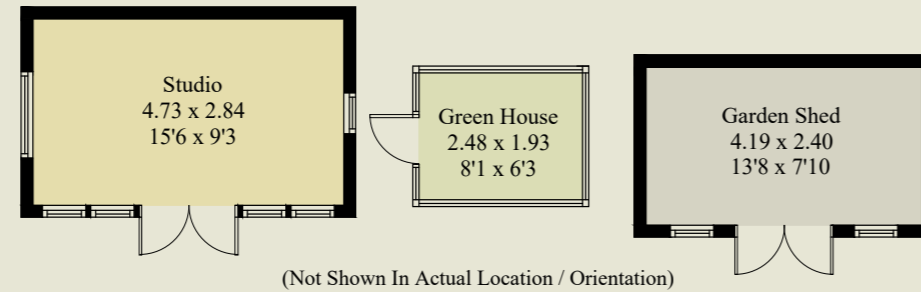
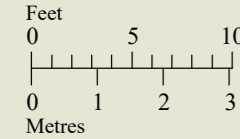
for an alfresco lifestyle and taking in the stunning views across the Downs. Large planted beds feature flowers and shrubs and steps then take you up onto another terrace which is accessed off the kitchen breakfast room. The borders are well stocked and with a wooded boundary to the rear, the gardens are a peaceful sanctuary. The main garden is fully lawned with garden shed. The lawn continues up and round to the back where there is a greenhouse and paved path to the detached outdoor studio/office, perfect for home working and then raised beds for vegetable and fruit growing. The gardens are simply stunning and truly compliment this wonderful property.

The Cygnets, Wantage Road, Stratley on Thames, Berkshire, RG8 9LB

Approximate Gross Internal Area (including Garage) = 243 sq m / 2615 sq ft

Outbuildings = 28 sq m / 301 sq ft

Total = 271 sq m / 2917 sq ft



Ground Floor

First Floor

Study/ Bedroom 4
CREATESPACE DESIGN ref 517

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



GENERAL INFORMATION

Services: Mains gas, electricity and water are connected. Central heating and domestic hot water from gas boiler, new in 2022. Remote Hive system. Secondary hot water supply from immersion heater.

Council Tax: G

Energy Performance Rating: C / 69

Postcode: RG8 9LB

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn left and continue along the high street and over the river bridge to Stratley High Street. At the traffic lights turn right and take the next left into Wantage Road. After approx. 350 yards there is a small driveway on the right with several house names, including The Cygnets. Continue down this driveway and The Cygnets will be found on the left hand side just before the right hand bend.

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.



01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

