



WOOD FARM STABLES

STICHENS GREEN ♦ STREATLEY ON THAMES ♦ BERKSHIRE



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STREATLEY ON THAMES - 2 miles ♦ NEWBURY - 11 miles

♦ READING - 11 miles ♦ OXFORD - 18 miles ♦ M4 motorway (J.12

at Theale) - 9 miles ♦ GORING STATION - 3 miles

(Distances approximate)

Well Presented Spacious 5 Bedroom, 5 Reception Room, Character Family Residence of approximately 3285 Sq Ft, Set In Both Private And Mature Grounds Nestled In The Glorious Berkshire Downs.

- ♦ Front Porch
- ♦ Reception Hall
- ♦ 2 Ground Floor Cloakrooms
- ♦ Drawing Room
- ♦ Family Room
- ♦ Inner Hall
- ♦ Dining Room
- ♦ Garden Room
- ♦ Study / 5th Bedroom
- ♦ Kitchen
- ♦ Utility Room

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- ♦ Family Bathroom
 - ♦ 5 Bedrooms including Master Bedroom with ensuite bathroom, separate cloakroom and dressing room

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- ♦ Mature and Private Gardens
 - ♦ Ample Parking

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- ♦ Beautifully presented converted Barn / Games Room
 - ♦ Former Stable Block

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- ♦ Oil Central Heating
 - ♦ Delightful Courtyard Setting



SITUATION

Stichens Green is an unspoilt rural hamlet occupying a delightful location in a peaceful valley on the edge of the Berkshire Downs, surrounded by scenic countryside some 2 miles west of Streatley. The picturesque village of Goring, lying opposite Streatley on the Oxfordshire side of the river, offers an excellent range of facilities including a mainline station with commuter services up to London Paddington, which together with the electrification of the line significantly improves travelling times to Paddington and central London destinations.

The area has excellent primary and secondary schools, notably the Downs Secondary School which has built up an enviable reputation for academic standards in recent years with high "Ofsted" ratings and now boasts its own VI form. Whilst also being 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, Elstree, 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.

PROPERTY DESCRIPTION

Well-presented spacious character family residence of approximately 3285 Sq Ft. Set in both private and mature residential grounds nestled in the glorious Berkshire Downs.

The front door leads into the lovely characterful reception hall complete with original elm beams, with a cloakroom, steps take you up to the spacious Drawing room with a newly fitted log burning stove, French doors into the garden and a separate Family room at the further end. There is a good size Dining Room, Kitchen and Utility Room on the other side of the inner lobby. The property also benefits from additional ground floor accommodation comprising a Snug with a bay window, Bedroom 5 / Study and Cloakroom.

Upstairs the main bedroom has a lovely bay window and ensuite bathroom, separate cloakroom and dressing room. There are 3 further good size Bedrooms and a Family Bathroom.

OUTSIDE

The property is approached over an unmade track leading to a delightful open courtyard set in a valley of the glorious Berkshire Downs.

To the rear of the property there are mature and private grounds laid to terrace, lawn, and containing a wealth of trees, shrubs, and herbaceous borders. Access is available on both sides of the property and also to the rear where the Converted Barn / Games Room can be found with both access off the quiet lane to it along with ample parking for a few cars also.

Almost attached to the main property are the Former Stable Block presently comprising of 4 Stables.





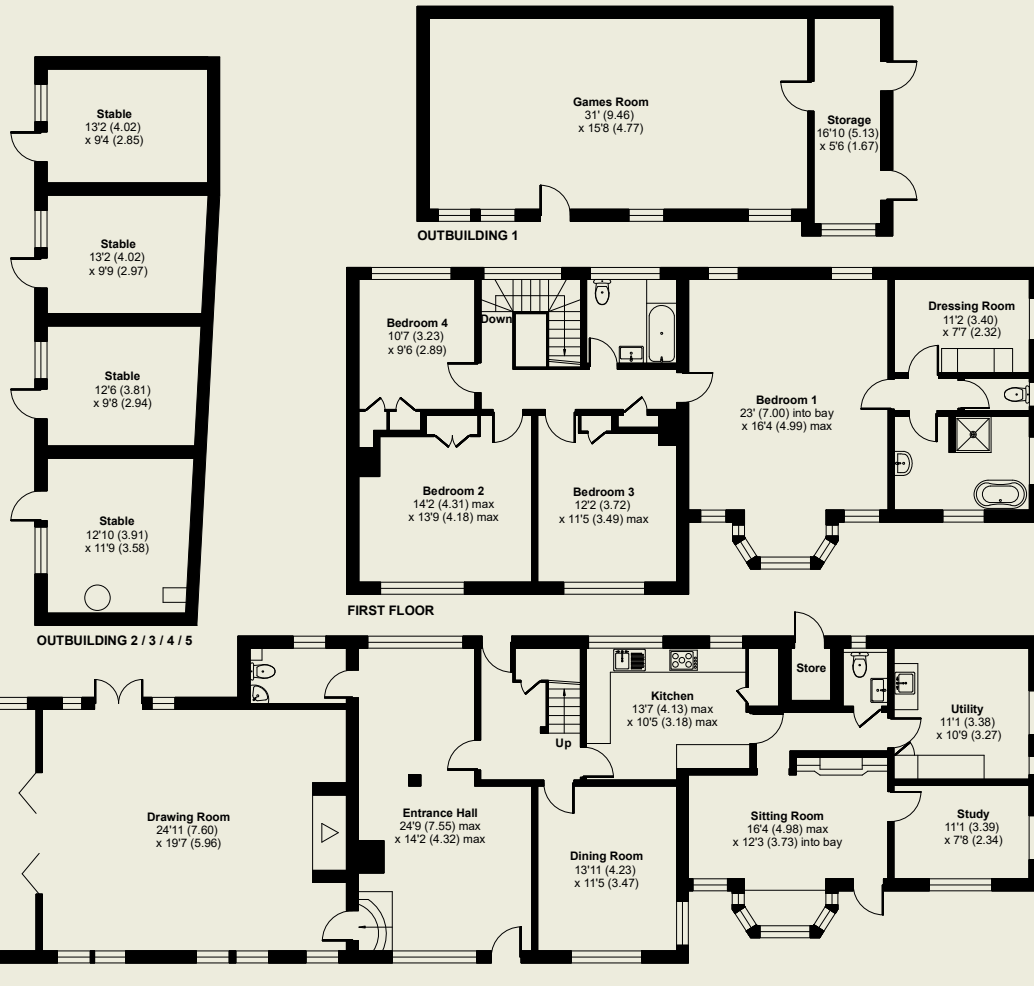
Wood Farm Stables, Streatley, Reading, RG8 9SU

Approximate Area = 3285 sq ft / 305 sq m

Outbuildings = 1097 sq ft / 102 sq m

Total = 4380 sq ft / 407 sq m

For identification only - Not to scale





GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. Private septic tank drainage. Central heating and domestic hot water from oil fired boiler. Secondary hot water supply from immersion heater.

Council Tax: G

Energy Performance Rating: E

Postcode: RG8 9SU

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.



DIRECTIONS

what3words:
///seagull.willpower.strict

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

