



7 THE OLD FORGE

STREATLEY ON THAMES ♦ BERKSHIRE

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Goring & Streatley Station - 0.8 miles ♦ Pangbourne - 4 miles ♦

Wallingford - 6 miles ♦ Oxford - 19 miles ♦ Newbury - 13 miles

♦ M4 at J12 (Theale) - 10 miles (Distances approximate)

An impressive two bedroomed, two bathroom ground floor apartment with designated parking, occupying an advantageous position in part of a small exclusive development of just eight, arranged around a private courtyard setting with communal gardens and ideally situated close to the historic High Street of this picturesque village.

♦ Spacious Communal Parking Forecourt

♦ Within 15 Minute Walk Of Goring Village Centre

♦ Private Courtyard Garden

♦ Reception Hall

♦ Sitting / Dining Room With French Doors

♦ Kitchen

♦ Main Bedroom with En-Suite Shower Room And Built In Wardrobes

♦ 2nd Double Bedroom with Built In Wardrobes

♦ Family Bathroom

♦ Communal Grounds



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 Downslands 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 Heathrow, London and beyond.

PROPERTY DESCRIPTION

The Old Forge comprises an exclusive development of only eight apartments built by J Smallbone Ltd in 1996 and constructed to a high standard of specification. 7 The Old Forge is a ground floor apartment, with the independent front door opening into a central hallway. To the further end of the hall is a particularly spacious sitting / dining room with French doors leading to the private courtyard. There is a fitted kitchen situated off. The main bedroom has built in wardrobes and ensuite shower room. There is a second double bedroom with built in wardrobes and an additional family bathroom.

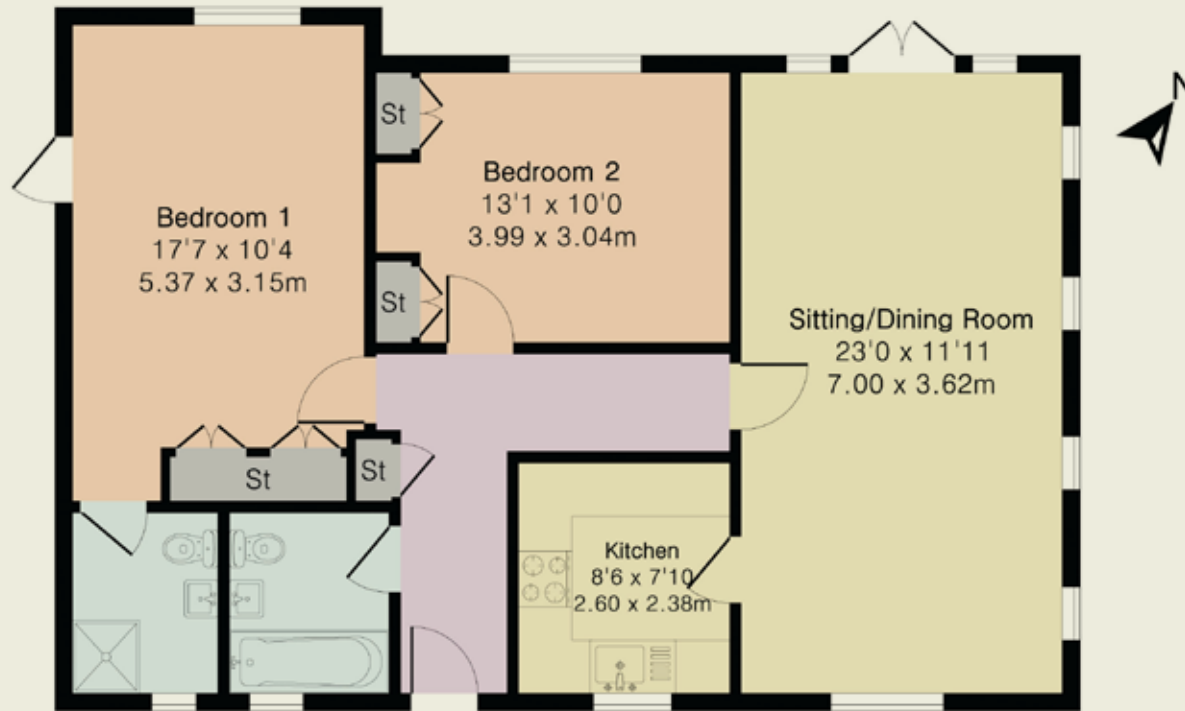
OUTSIDE

The Old Forge is approached off the Reading Road, close to the traffic lights at the top of the High Street where there is a wide, brick pavior entrance drive leading into a Large Forecourt & Parking Area with marked parking bays for the resident owners and visitors.

The parking and forecourt area are essentially walled with an area of attractively landscaped communal gardens between the parking area from the apartments themselves.



Approximate Gross Internal Area 860 sq ft - 80 sq m



Ground Floor Flat



GENERAL INFORMATION

Services: All main services are connected to the Apartment. Central heating and hot water from gas fired boiler.

Council Tax: E

Energy Performance Rating: C / 78

Postcode: RG8 9JW

Local Authority: West Berkshire District Council

Tenure: Each of the 8 Apartments has the benefit of a 999 year lease originating in 1996. Additionally each leaseholder has a 1/8th share in the freehold ownership. A Management Company has been formed by the resident leaseholders to control and supervise the maintenance and upkeep of the Apartments and all communal areas.

Currently there are Management Charges of approximately £XXX per month which also includes Building Insurance and a contribution towards a Sinking Fund.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street across the River Bridge and up to the top of Streatley High Street where at the traffic lights turn left and then in a further 50 yards turn almost immediately right into The Old Forge.

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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