



OAKRIDGE HOUSE

RECTORY ROAD ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE

Warmingham
www.warmingham.com



OAKRIDGE HOUSE

RECTORY ROAD ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE

Goring-on-Thames High Street 0.7 mile ♦ Goring & Streatley Railway Station 1 mile

♦ Wallingford 5 miles ♦ Reading 10 miles ♦ Henley-on-Thames 13 miles ♦

Newbury 13 miles ♦ Oxford 18 miles ♦ M4 (J12) 9 miles ♦ M40 (J6) 15 miles

(Distances approximate)

Privately situated on the elevated fringe of the village backing on to open countryside and overlooking glorious farmland and beyond, across The River Thames towards Oxfordshire, yet just a short walk to The River Thames, extensive high street shops in Goring-on-Thames, well revered primary school, mainline railway station providing direct access to London within the hour, and yet also conveniently placed for Oxford, Reading, and the M4 & M40.

Oakridge House is a stunning property, architect designed to the highest of standards and incorporating floor to ceiling oak and glass at the front for a modern feel. Encapsulating the wonderful countryside views from all aspects, it provides a most striking family home with large principal rooms. Built in 2006, its design gives a breathtaking scene of the unspoilt landscape it sits within and its high quality is evident throughout. Offering vaulted ceilings and contemporary fittings, this property extends to approximately 5,166 sq ft comprising 4 bedrooms, 2 being suites and all with balconies, family bathroom, 5 reception rooms, a detached double garage with rooms above and a second floor in the main house which has all services connected, simply requiring the staircase to be extended to then provide a further 2 bedrooms and bathroom accommodation. Its gardens and grounds have been landscaped and tiered affording the most fabulous views. Idyllically located in a most desirable attractive location within this quintessential English riverside village, Oakridge House must be viewed to fully appreciate its quality and stature.

- ♦ A Beautifully Designed Family Residence, Built In 2006, Extending To Approximately 5,166 Sq Ft With Detached Double Garage & Opportunity to Extend Staircase To Second Floor, Adding 2 Further Bedrooms and Bathroom
- ♦ Elevated Position Offering Stunning Views and Set In Tiered Landscaped Gardens & Grounds of approximately just over half an acre (0.6 Of An Acre)
- ♦ 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
- ♦ Covered Porch
- ♦ Reception Hall offering access to all rooms and Staircase
- ♦ Sitting Room with Log Burner and incorporating a Wall of Oak Framed Glass which Extends to the Roof Apex
- ♦ Open Plan Vaulted Kitchen / Breakfast Room with Bi-Fold Doors
- ♦ Utility Room with back door
- ♦ Family Room
- ♦ Cloakroom
- ♦ 2 x Study
- ♦ Large Galleried Landing With Views Across Streatley
- ♦ Main Bedroom with Dressing Room, Ensuite with Shower and Bath plus Balcony
- ♦ 3 Further Bedrooms one being a Suite and all with Built-in Wardrobes
- ♦ Family Bathroom
- ♦ Detached Double Garage With 5th Bedroom Accommodation Above
- ♦ In All Extending To Approximately 5,166 sq ft
- ♦ Private & Tiered Landscaped Gardens & Grounds of approximately just over half an acre (0.6 of an acre) with access to National Trust Land

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 House 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.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.





PROPERTY DESCRIPTION

Set within the beautiful landscape of this riverside village Streatley-on-Thames and just a short walk from the village shops and restaurants, schooling, and mainline railway station, which provides direct access to London within the hour, Oakridge House sits confidently within this much sought-after road. Its stunning design of glass and oak is much to be admired, yet sits privately within its elevated position and mature tiered grounds which lead onto National Trust land.

Designed with great care and attention to offer views from every position and incorporating the most stunning oak and glass 3 storey picture window to the front, it allows for much light in this contemporary home.

Built in 2006 it offers exceptional space with family life in mind. Extending to approximately 5,166 sq ft including a second-floor level which with an extended staircase could offer 2 further bedrooms and a bathroom, it combines contemporary living with that of the highest quality.

Downstairs allows for many reception options. The living room sits at the front of the property and its glass and oak framed wall gives the most wonderful outside to inside connection. The vaulted kitchen breakfast room has bi-fold doors and the south facing terrace allows for a wonderful al-fresco dining experience. The family room at the rear overlooks the landscaped elevation and there is a study and separate office as well as a generous-sized cloakroom.

Upstairs the large galleried landing area looks across the Streatley landscape and all bedrooms have a balcony which takes advantage of the exceptional views. The main bedroom has a dressing room as well as ensuite with shower and bath. There are 3 further bedrooms, one being a suite and also a family bathroom.

Much care and attention provides a wonderful modern home with architectural design enabling views from all aspects. Generous room sizes along with vaulted light spaces make Oakridge House a unique property and an early viewing is highly recommended.







OUTSIDE

Approached off Rectory Road, the elevated driveway leads to the property with parking inside and in front of the double garage for several cars.

Above the garage are fully functioning rooms with services connected.

A terrace flanked by mature planting sits at the front with steps up to the entrance door.

At the rear is a south facing paved terrace with direct access from the kitchen perfect for al-fresco dining.

Careful attention to the landscaping offers a range of plants and grasses giving the most attractive view from this level.

Laid mainly to lawn on two main levels, expansive levelled gardens are to be enjoyed. There are some mature fruit trees along with a hedged area housing a greenhouse and planting beds. Additionally, there is a stile at the top of the garden which gives direct access onto National Trust land.

Simply stunning, beautifully planted and designed, the gardens themselves are only enhanced by the peaceful setting and awe-inspiring views, and in all, extend to approximately just over half an acre (0.6 of an acre).





Oakridge House, Rectory Road, Streatley-on-Thames, Berkshire, RG8 9QA

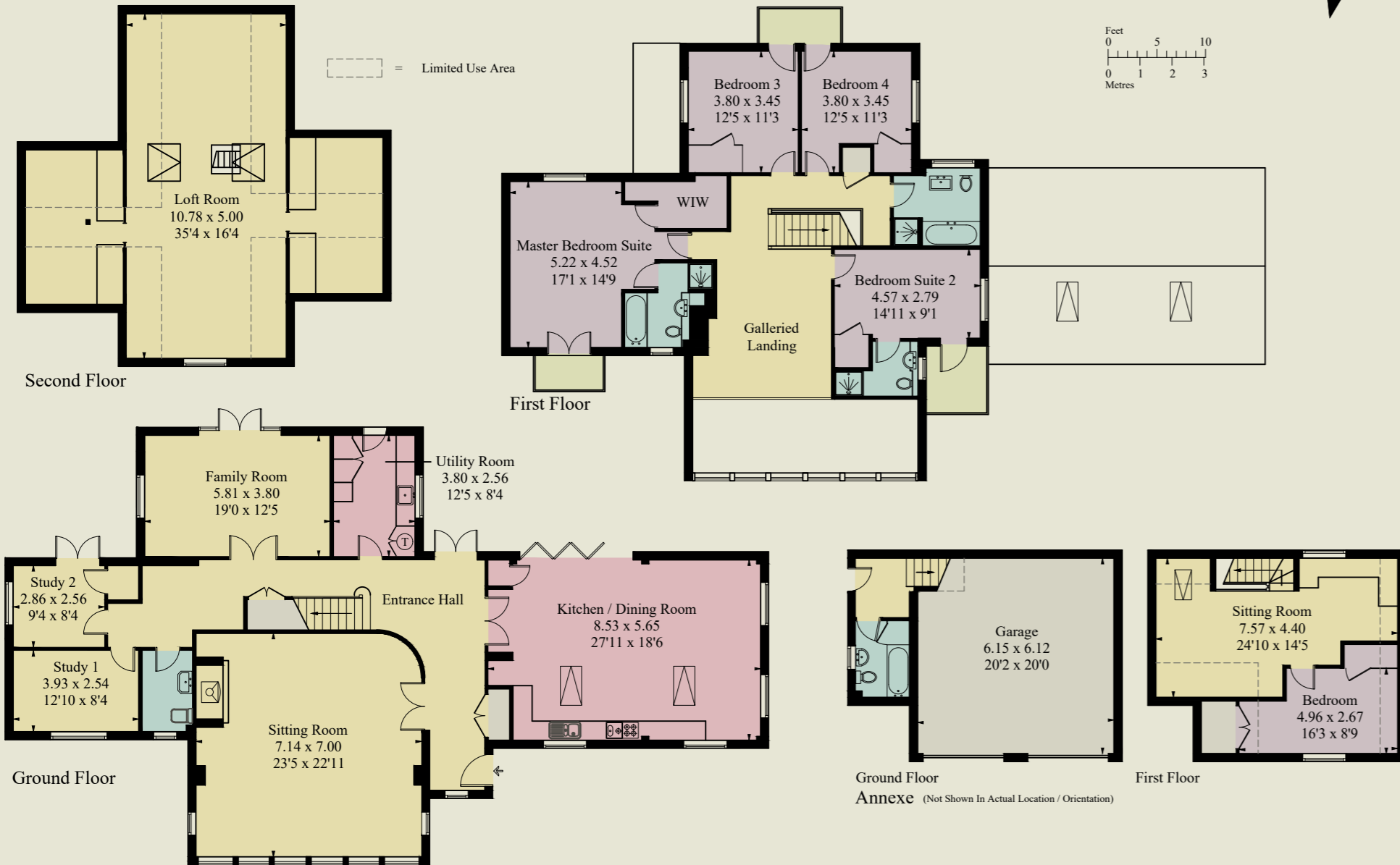
Approximate Gross Internal Area = 351 sq m / 3778 sq ft

Garage / Annexe = 77 sq m / 828 sq ft

Limited Use Area = 42 sq m / 452 sq ft

Limited Use Area = 10 sq m / 107 sq ft

Total = 480 sq m / 5166 sq ft



CREATESPACE DESIGN ref 306

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



GENERAL INFORMATION

Services: Mains electric, gas, and water are connected to the property. Gas fired central heating comprises underfloor heating to the ground floor and radiators upstairs. Gigaclear superfast broadband connected and CAT6 wiring throughout.

Energy Performance Rating: 73 | C

Postcode: RG8 9QA

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, with Oakridge House being a few hundred metres along off on the left, before reaching the golf club.

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

