



5 HILL GARDENS

STREATLEY ON THAMES ♦ BERKSHIRE

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Goring & Streatley Railway Station (London Paddington within the hour) - 1 mile ♦ Reading (London Paddington 27 minutes) - 11 miles ♦ M4 (Junction 12) - 10 miles ♦ Henley on Thames - 14 miles ♦ Newbury - 16 miles ♦ Oxford - 20 miles ♦ Goring on Thames / The River Thames - 0.8 miles (Distances and times approximate)

A substantial detached family home situated within this desirable cul-de-sac in Streatley, just steps away from the highly regarded village primary school and within the Downs School catchment. The property has been meticulously designed and enhanced to provide a contemporary aesthetic, with striking open plan kitchen/diner with bi-folding doors to the garden, as well as a secondary kitchen/pantry plus boot room and utility. With five double bedrooms, the property provides ample space and accommodates versatile living, with the total accommodation measuring 2,135 sq ft. The house is set in an elevated position maximising the outlook across the hills of the National Trust land of Lardon Chase, with the garden and most rooms enjoying this view.

♦ Substantial Detached House

- ♦ Downs School Catchment
- ♦ Cul-de-Sac Position
- ♦ Walking Distance of Primary School
- ♦ Views Over National Trust Land

- ♦ Immaculately Designed & Presented Throughout
- ♦ Open Plan Kitchen/Diner with Bi-Folding Doors
- ♦ Pantry Kitchen, Boot Room & Utility
- ♦ Sitting Room with Fireplace
- ♦ Five Double Bedrooms, Two Bathrooms
- ♦ All Bedrooms with Storage
- ♦ Light Filled Accommodation

- ♦ Driveway & Garage Store with EV Charger



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 Heathrow, London and beyond.

PROPERTY DESCRIPTION

The front door opens into a spacious entrance hall, with bespoke understairs storage, wall panelling and a WC. The sitting room is a dual aspect room with a shuttered bay window overlooking the front and sliding doors onto the rear patio. This room also has an open fire with natural stone surround. The kitchen/diner is a delightful open plan space overlooking the garden and with dramatic views over the hill of Lardon Chase. The kitchen is fitted with a navy range of units, with complementing wall panels and matching island with breakfast bar, all with quartz worktop. The kitchen has space for a range cooker as well as integral appliances including full height fridge and freezer and dishwasher. The dining space also has a built-in bar cupboard of a matching style and bi-folding doors to the rear patio. Steps from the kitchen lead up to a secondary kitchen area/pantry, with ample additional storage and Oak worktop. This in turn leads to a boot room, with a door to the side. A utility room can also be found off the kitchen with a door to the side.

A turning staircase leads to the first floor galleried landing. A few steps lead up to the main bedroom, which has a South facing outlook over the front, a full range of built in wardrobes and a luxury en-suite fitted with a freestanding contemporary bath and separate shower with full tiling. There is one more bedroom which overlooks the front, and the further 3 all have a delightful outlook over countryside. All of the bedrooms are doubles in size, and all have built-in wardrobes. The family bathroom has been recently re-fitted with a walk-in shower with an Aqualisa power shower and full tiling again.

OUTSIDE

An imprinted concrete drive provides off street parking leading to the garage store, with an EV charging point. The front garden is lined with lavender and bounded by a wrought iron fence. Gated access at the side leads to the rear.

The rear garden offers a flagstone patio running across the back of the house, with a covered pergola seating area and additional decked seating area. The garden is laid to lawn, with raised planted borders to one side and mature mixed hedging to the other. Pleached trees to the side enhance privacy, giving the garden a peaceful and secluded feel, as well as enjoying lovely countryside views.

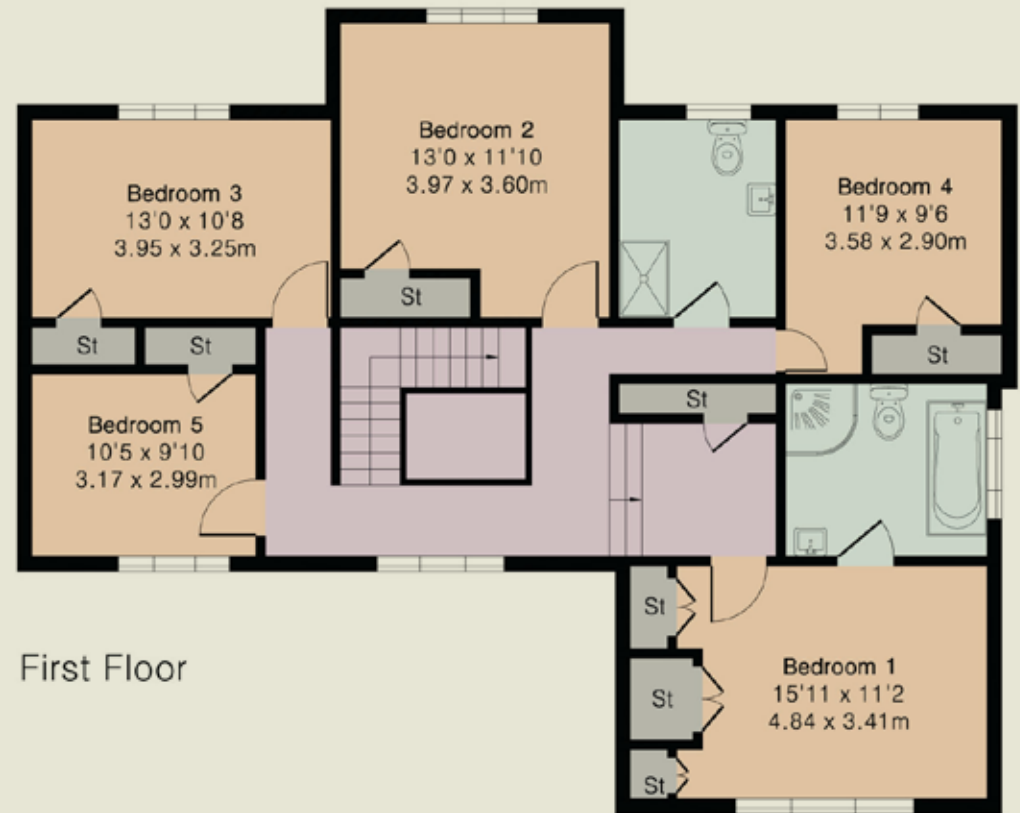
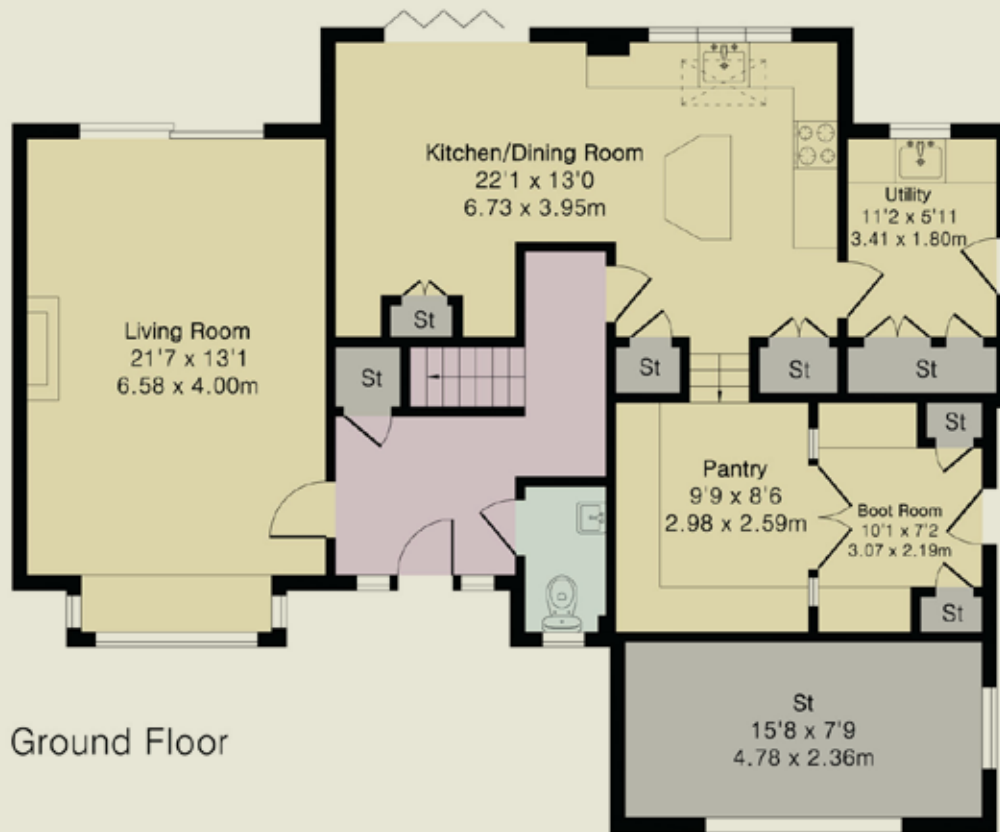




Approximate Gross Internal Area 2135 sq ft - 199 sq m

Ground Floor Area 1105 sq ft – 103 sq m

First Floor Area 1030 sq ft – 96 sq m





GENERAL INFORMATION

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

Council Tax: G

Energy Performance Rating: D / 68

Postcode: RG8 9QF

Local Authority: West Berkshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///menswear.gulped.dreaming

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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