



WEST LINKS COTTAGE

RECTORY ROAD ♦ STREATLEY ON THAMES ♦ BERKSHIRE

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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)

Originally a stables and now offering two double bedrooms, this unique property is set in an advantageous elevated position, offering fantastic far reaching views across rolling hills and distant countryside. The single-storey attached property has been granted planning permission for a striking architect-designed contemporary double-storey extension, adding an additional en-suite bedroom and greatly enhancing the living space. The property is tucked away down a quiet rural lane on the edge of Streatley, very near the Golf Course, and sits on a plot of 0.28 acres, abutting paddocks at the rear. The property is sold with no onward chain.

- ♦ Planning Permission Granted for Double Storey Extension
- ♦ Stunning Far Reaching Views
- ♦ Countryside Position

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- ♦ With No Onward Chain

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- ♦ Two Double Bedrooms
 - ♦ Driveway & Carport
 - ♦ Single Storey Semi-Detached Property

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- ♦ Elevated Plot of 0.28 Acres



SITUATION

The picturesque village of Streatley on Thames nestles in a valley on the Berkshire side of the river, lying between Reading and Oxford and facing Goring on the Oxfordshire side. Surrounded by countryside designated as an Area of Outstanding Natural Beauty, it sits at a historic natural crossing of the river, where the Berkshire Downs meet the Chiltern Hills - a landscape known as the 'Goring Gap'.

Just across the river, the larger village of Goring-on-Thames offers a comprehensive range of amenities, including shops, a modern health centre, traditional inns, a hotel, library, and dentist. Crucially, Goring has a mainline railway station providing excellent commuter links to Oxford, Reading, and London (Paddington).

The area benefits from easy access to major towns such as Oxford, Reading, and Newbury, as well as the M40 and M4 motorways - the latter providing a direct route to Heathrow Airport. Crossrail (the Elizabeth Line) services now run from Reading, and together with the electrification of the railway, have significantly reduced travel times to destinations east and west.

Streatley is home to the well-regarded Streatley Primary School. The village falls within the catchment area of 'The Downs' - an outstanding secondary school that provides a dedicated bus service for students.

Alongside excellent local state schooling, the area is superbly served by a wide range of private schools, including 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.

Streatley's charming High Street forms the heart of the village, stretching down to the river and the bridge crossing to Goring. This central area is now a Conservation Area, boasting a wealth of period properties, many with notable architectural merit.



Highlights include a thatched cottage, a stunning William and Mary house, and an Elizabethan farmhouse reputedly haunted by a lady in white. When Isambard Kingdom Brunel built the railway through the Thames Valley around 1840, the villagers of Streatley chose to locate the railway on the Goring side. As a result, while Streatley itself has changed little, Goring-on-Thames has grown considerably and is now the larger village.

Within Streatley, you'll find a parish church with Norman origins and The Swan, a luxurious four-star riverside hotel that also offers a leisure and fitness club. At the top of the High Street stands the Bull Inn, once an old coaching inn where the Royal Mail would stop on its route between Oxford and London. The village also boasts a prestigious golf club, established over 100 years ago, set amidst beautiful rolling countryside.

Behind Streatley, the land rises sharply where the Berkshire Downs meet the expansive Thames Valley. From these heights, there are panoramic views stretching deep into Oxfordshire. The surrounding woodlands and hills have recently been acquired by the National Trust, with an extensive network of bridleways and footpaths now open to the public.

PROPERTY DESCRIPTION

A stable door from the carport at the side leads into the kitchen, which is fitted with a painted range of units with integrated electric hob and oven and space for freestanding appliances. The sitting/dining room is open plan, overlooking the front with a stunning outlook over rolling countryside. The main bedroom offers a fitted range of wardrobes and French doors which open to the walled rear terrace. There is additionally a second bedroom, also a double in size and with access to the terrace, and a separate shower room.

OUTSIDE

The property is approached over a private drive leading off Rectory Road, which serves two other properties. At the top of the drive is the splayed entrance leading to West Links Cottage. A hardstanding driveway provides off street parking, with double timber gates opening to a covered carport. At the back of the carport can be found a utility/store room, with a sink, space for a washing machine and cloakroom within.

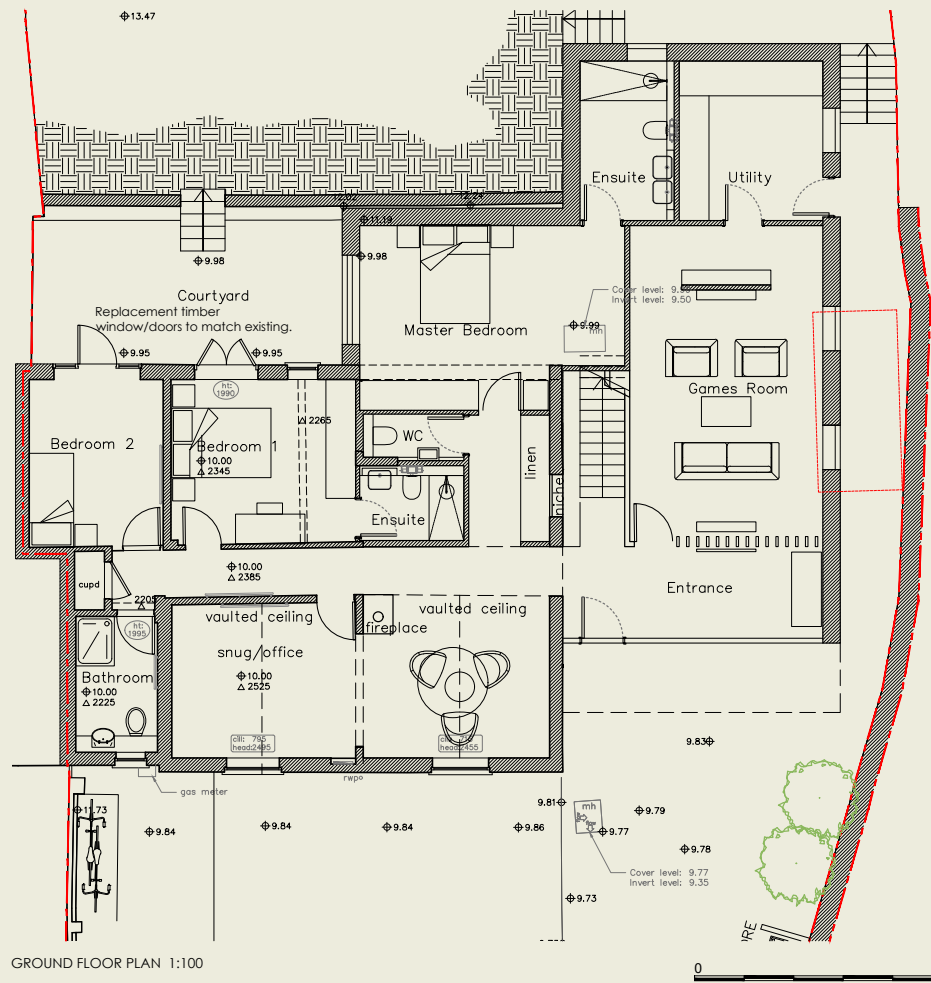
Running across the front is a lawned garden with planted borders, providing a stunning outlook over the rolling hills opposite. Opposite the driveway is a separate garden accessed through a gate which overlooks the Chilterns. Steps next to the driveway lead up to a gate at the side, leading to the rear garden.

The private walled terrace runs along the back of the house, and is accessible from both bedrooms and the carport. The sloping rear garden faces South West, and the elevated position offers incomparable views across the grounds and surrounding countryside. Post and rail fencing at the rear of the garden abuts neighbouring paddock.

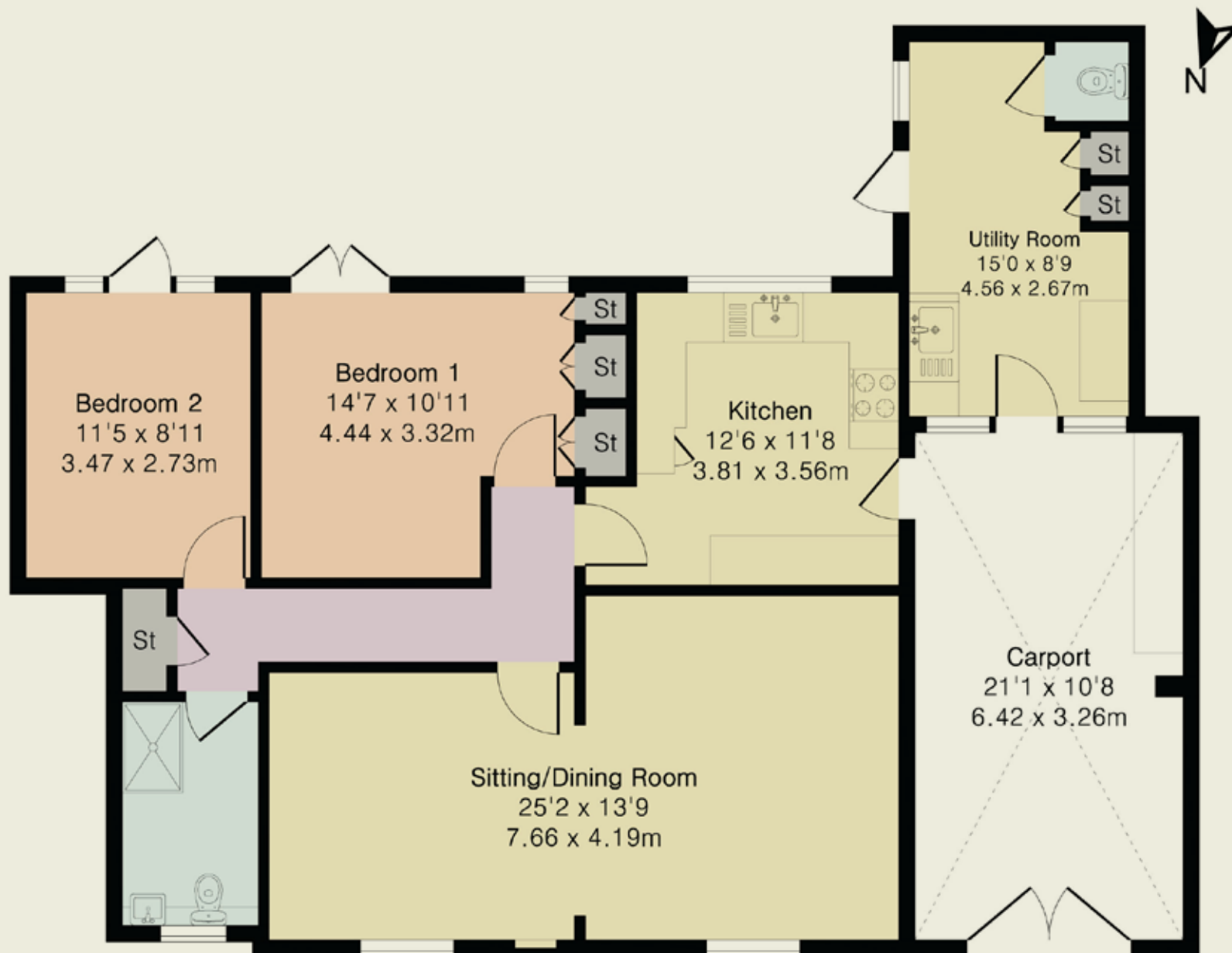


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Architect's Approved Plan



Approximate Gross Internal Area 974 sq ft - 91 sq m



Ground Floor



GENERAL INFORMATION

Services: Water, Gas and Electric are connected to the property. Central heating and hot water from gas fired boiler. Private septic tank drainage.

Council Tax: E

Energy Performance Rating: D / 64

Postcode: RG8 9QA

Local Authority: West Berkshire District Council

Planning Permission: The approved application can be found using reference 25/02154/HOUSE on the West Berkshire planning register.

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///less.stealthier.delighted

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.



CGI image is an artist's impression



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