



7 CHESTNUT COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE

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Goring (London Paddington within the hour) ♦ Streatley High Street/River ½ miles ♦ Reading 10 miles (London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles (Distances and times approximate)

Enjoying a relaxing ambience and outlook in a stunning setting, a delightful classically Georgian styled 'Mews' Cottage extending to approximately 1,208 sq ft, with adjoining garage, set in mature private gardens and grounds benefitting from a delightful modern & contemporary flare with attractively arranged spacious accommodation having been more recently adapted and modernised to an appealing standard.

Situated near to the historic High Street of this favoured Thameside village adjacent to grazing meadows, with far-reaching views of the surrounding Chilterns countryside and National Trust hillsides which overlook Streatley on Thames, the property is conveniently placed for the village primary school as well as for the excellent range of shops and amenities in the adjoining village of Goring on Thames located just over the River bridge in Oxfordshire, and which includes a mainline station affording access to London Paddington in under the hour.

Incorporating numerous attractive features throughout in a simply delightful setting, early viewing is advised.

- ♦ Sought after residential area within walking distance of village amenities, school, mainline railway station and scenic Riverside
- ♦ Excellent road and rail communications
- ♦ Elevated position affording dramatic far reaching views
- ♦ Appealing architectural design with Georgian style features
- ♦ Impressive Columned Front Entrance Portico
- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Living Room with Bay Window & Wood Burning Stove
- ♦ Open Plan Kitchen / Dining Room
- ♦ 1st Floor Landing / Study
- ♦ 2 Bedrooms
- ♦ Newly Fitted Family Bathroom
- ♦ 2nd Floor Landing
- ♦ Master Bedroom
- ♦ In All Approximately 1,208 Sq Ft In Size
- ♦ Separate Adjoining Garage Approximately 152 Sq Ft In Size, which is directly connected to and accessible from the garden
- ♦ Mature and Spacious Front Lawned Garden
- ♦ Part Walled South Facing Rear Terrace Courtyard Garden



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'. Historically the location of the two villages is at a natural crossing point of the river, set between the Berkshire Downs and Chiltern Hills, known geographically as the 'Goring Gap' where the ancient Ridgeway path comes down to meet the river after its long journey across the Berkshire Downlands before continuing up onto the Chiltern Hills and the Icknield Way. The interesting High Street, which forms the central part of the village running down to the river and the bridge over to Goring, is now a 'Conservation Area' with 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.

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 being an old coaching inn from the era when the Royal Mail stopped en route from London to Oxford. There is also a prestigious Golf Club, established over one hundred years ago, set amidst beautiful rolling countryside, a nursery and a highly regarded Church of England primary school. The local area is extremely well catered for by private and state schools and is in the catchment area for the much acclaimed Downs secondary school in Compton.

Across the river, the larger village of Goring on Thames offers a wide range of amenities and facilities including shops, a bank, 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) in under the hour.

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.

No 6 - 9 Chestnut Cottages are situated in a small Close off the Wallingford Road near to the top of the historic High Street and adjacent to tranquil buttercup meadows which lead down to the Parish Church of St Mary's.

Comprising four terraced mews cottages in two staggered pairs, the properties face Lardon Cottages opposite which extend down the other side of the Close. Built in the late 1960s the cottages are of traditional construction having appealing red brick elevations incorporating decorative detailing under pitched clay tile roofs with casement style windows, wide front bay and classically styled entrance porticos with pediments over.

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Occupying a commanding and truly scenic setting in the heart of the village affording a delightful southerly aspect to the rear and enjoying superb views of both nearby colourful paddocks and the surrounding Chilterns countryside and National Trust hillsides.

An attractive and charming 'Mews' Cottage incorporating Georgian style architectural features to the exterior, whilst internally the property benefits from having been more recently adapted and modernised throughout to an appealing standard, displaying in a modern and contemporary fashion with stylish fixtures and fittings being evident, attractively arranged over three floors providing spacious accommodation of approximately 1,208 sq ft, skilfully combining, more modern open plan living with that of a rather more traditional nature.

Incorporating numerous attractive features, including a new bathroom, in a simply delightful setting, early viewing is advised.

OUTSIDE

The property fronts onto a quiet Close with wide pavements on each side. A footpath leads up to the property flanked by wide lawned garden. Across the front elevation of the house there are a number of mature plants and shrubs, giving colour and interest throughout the seasons.

The southerly facing garden at the rear has been professionally transformed with superb landscaping which has provided an interesting terraced patio garden on 2 main levels protected by close board fencing on either side, with low brick walling and wrought iron rails between the two distinct levels. Immediately adjoining the house is a full width flagged terrace, with French doors opening out from the kitchen / dining room, perfect for 'Al Fresco' dining. The lower terrace has attractively planted borders and a feature stone waterfall. The garden beds and borders have a built-in electrically controlled water irrigation system.

The rear boundary is formed by the garage which is accessed by a pedestrian rear door from the garden itself. The garage is of brick elevations and concrete block construction and is located in a block of garages approached off the end of the Close and with a further access off the High Street via a private road. The garage has an 'up and over' entrance door and fitted light and power. At the bottom of the garden by the garage there is a pedestrian gate giving access to a private footpath which leads along the rear of the garages to the side access road.

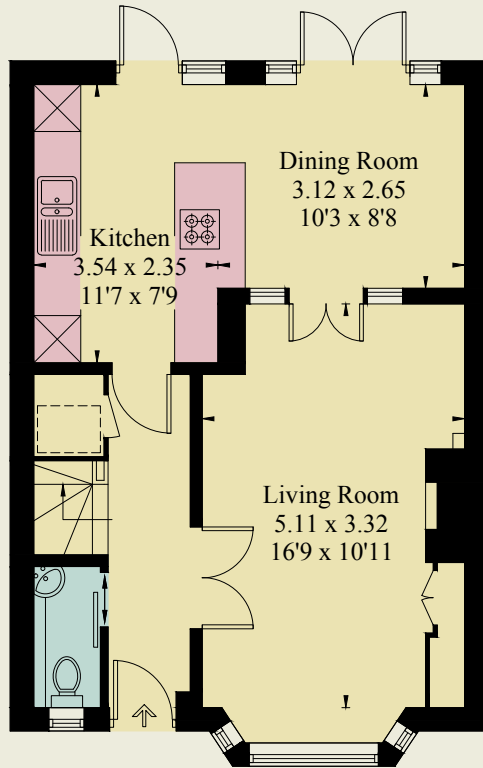
Delightfully attractive, the gardens and grounds must be viewed to be fully appreciated.



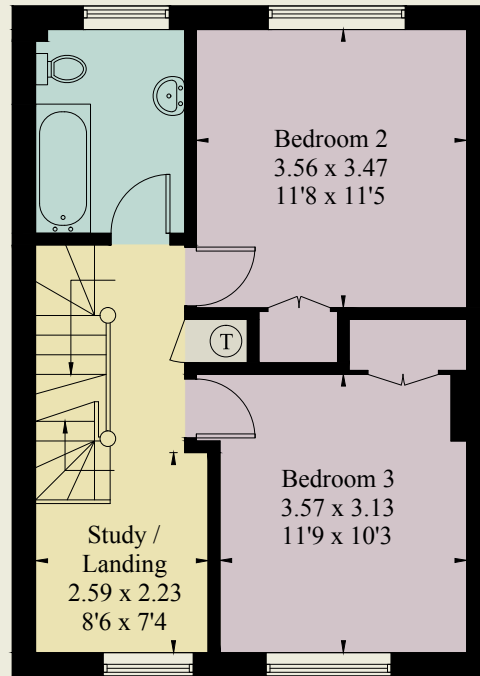


7 Chestnut Cottages, Wallingford Road, Streatley, Reading, RG8 9JQ

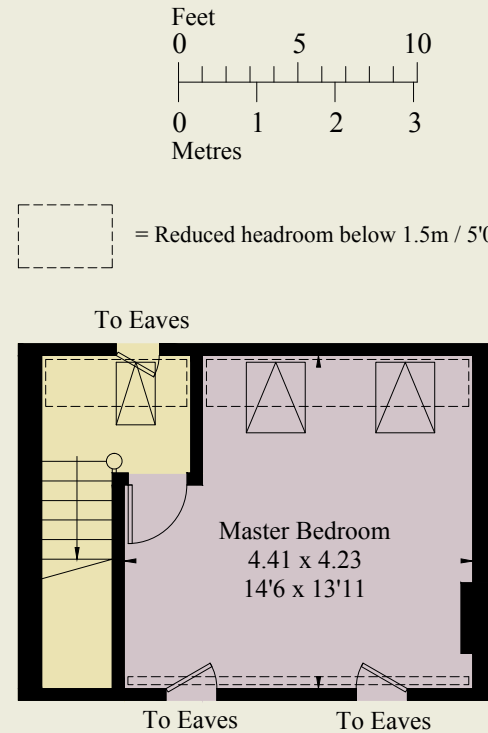
Approximate Gross Internal Area = 112.2 sq m / 1208 sq ft
 Garage = 14.1 sq m / 152 sq ft
 Total = 126.3 sq m / 1360 sq ft



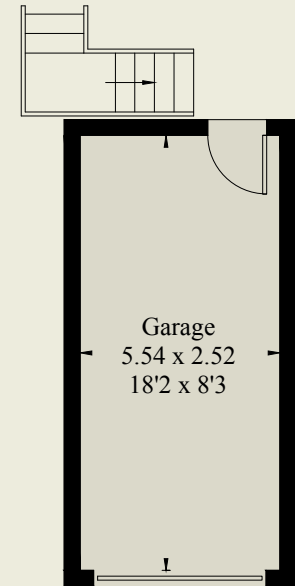
Ground Floor



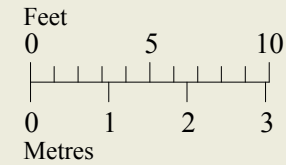
First Floor



Second Floor



(Not Shown In Actual Location / Orientation)



= Reduced headroom below 1.5m / 5'0"



GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Central heating from gas fired boiler.

Council Tax: D

Postcode: RG8 9JQ

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 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 right into the Wallingford Road. Turn into the first road on the right which is a Close where Chestnut Cottages will be found on the right hand side. No 7 is the second property on the right.

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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