



1 WALNUT TREE COTTAGE

CRAYS POND ♦ OXFORDSHIRE

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Woodcote - 1 mile ♦ Reading - 6 miles ♦ Pangbourne on Thames - 3 miles ♦ Oxford - 21 miles ♦ Henley on Thames - 13 miles ♦ M4 at Theale (J12) - 8 miles ♦ M40 at Lewknor (J6) - 17 miles ♦ Newbury - 15 miles ♦ Wallingford - 7 miles (Distances approximate)

Located in the heart of this rural village with excellent road and rail links, this charming cottage enjoys a most relaxing ambience, situated in attractive and mature gardens and grounds affording a delightful 'Al Fresco' lifestyle.

A most charming Grade II Listed cottage, originally comprising two cottages and later formed into one residence, affording an inspired and characterful home of generous proportions extending to approximately 2820 sq ft including the large garage.

♦ A delightful Period Family Residence With Mature Gardens and Grounds

♦ Within Close Distance Of The Mainline Railway Station To London Paddington In Well Under The Hour

♦ Driveway and Large Detached Garage

- ♦ Covered Entrance Porch
- ♦ Reception / Dining Hall
- ♦ Sitting Room with Inglenook Fireplace
- ♦ Kitchen / Breakfast Room
- ♦ Utility Room with Cloakroom
- ♦ Family Room
- ♦ Study
- ♦ Rear Hall
- ♦ 2 Staircases

- ♦ Main Bedroom With Built-In Wardrobes and Ensuite Shower Room
- ♦ Family Bathroom
- ♦ 2nd Bedroom
- ♦ 3rd Bedroom
- ♦ Family Shower Room
- ♦ 4th Bedroom

♦ Extending To Approximately 2820 Sq Ft

♦ Mature Landscaped Gardens & Grounds



SITUATION

Crays Pond is a small rural village community situated on high ground on the southern edge of the Chilterns in an area of 'Outstanding Natural Beauty' to the north of Reading just above the scenic Thames Valley. Centred around an historic Pond, the village is ideally placed with excellent road communications for Reading, Wallingford, Henley and the M4 and M40 motorway networks.

The riverside villages of Pangbourne and Goring are both easily accessible, each offering established shopping centres and a range of facilities, including modern health centres, and, importantly, mainline commuter stations with regular fast services up to London (Paddington) in well under the hour. There are also a number of restaurants, hotels and olde worlde inns in the immediate local area.

The nearby village of Woodcote offers everyday shopping facilities including a Co-Op supermarket open seven days a week, convenience stores, modern health centre and, and highly rated primary and secondary schools.

In addition to having well revered and outstanding 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.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

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

PROPERTY DESCRIPTION

Grade II Listed for being of great historical importance, this charming thatched cottage has been sympathetically modernised. Originally 2 cottages, it was later formed into one residence still remaining are its two staircases but benefitting from a sympathetically built two storey rear extension all under thatched and wired roof. Internally the family sized accommodation offers good room proportions and incorporates numerous features including an Inglenook Fireplace. Adapted to provide a spacious and imposing family home, which extends internally to approximately 2314 sq ft, affording 4 bedrooms, 3 bathrooms, and 3 receptions rooms, with additional amenity both internally and externally, commonly associated with character country residences.

Whilst retaining the great many period features and charm that is to be found in abundance throughout, creating a most stunningly characterful home which affords traditional living, embracing its stunning gardens and grounds in its rural surroundings.

OUTSIDE

1 Walnut Tree Cottages is approached off a shared drive opening out on to a private gravel driveway, which spurs off to the large detached garage with parking in front.

The gardens wrap their way around the house with extensive mature hedging and trees to the boundaries affording a private and tranquil environment, however the main lawn lies to the rear of the house, interspersed with mature planting of shrubs and trees.

Delightfully mature gardens and grounds.

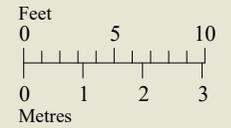


1 Walnut Tree Cottages, Crays Pond, Oxfordshire, RG8 7QQ

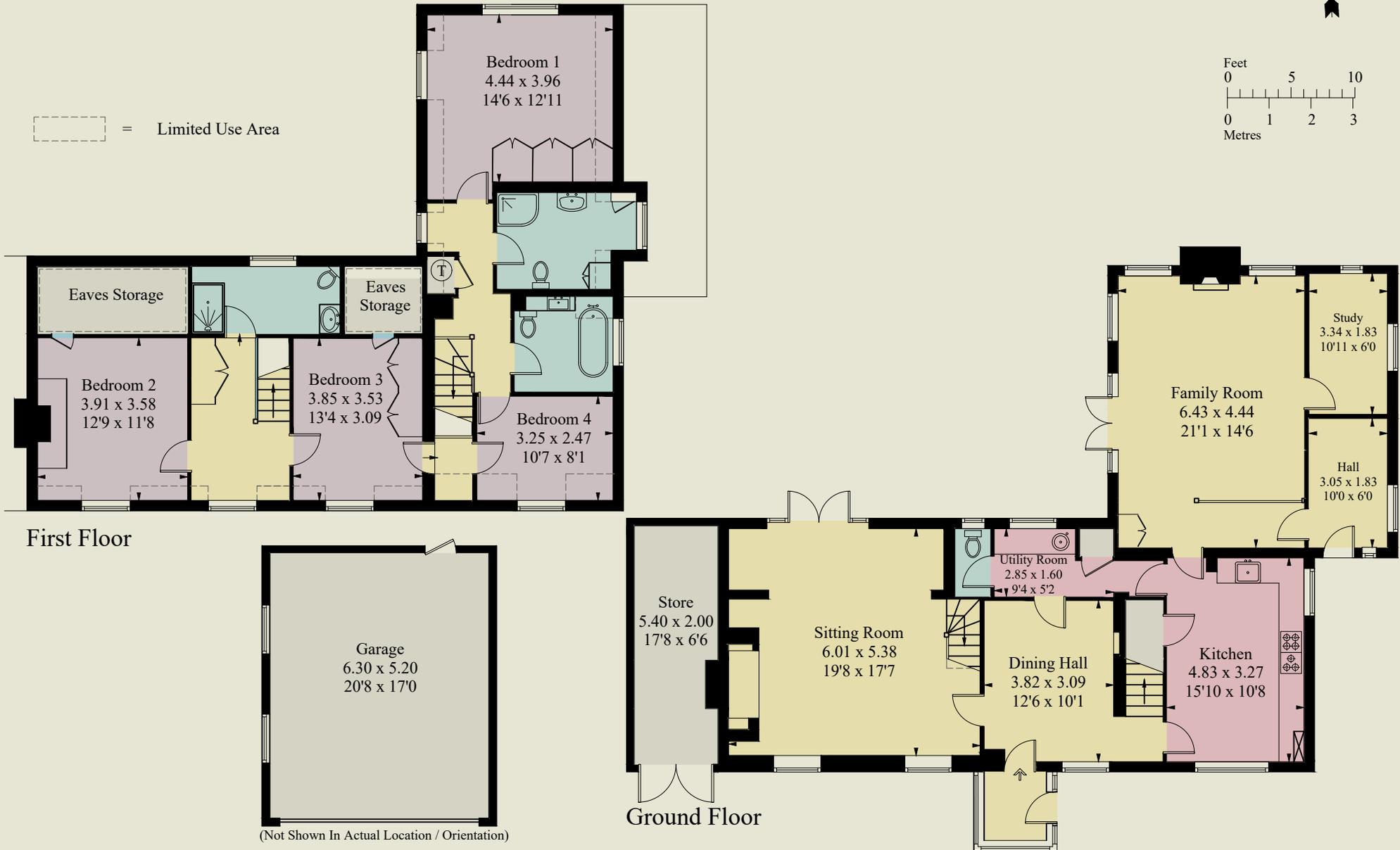
Approximate Gross Internal Area (including store) = 215 sq m / 2314 sq ft

Limited Use Area = 15 sq m / 161 sq ft Garage = 32 sq m / 344 sq ft

Total = 262 sq m / 2820 sq ft



 = Limited Use Area



CREATESPACE DESIGN ref 302

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



GENERAL INFORMATION

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

Energy Performance Rating: 64 | D

Postcode: RG8 7QQ

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From Warmingham offices in the centre of Goring turn right and proceed up to the top of the High Street, where at the Rail Bridge junction turn right and then next left into Reading Road by Tesco Express. Follow this road up White Hill and out of the village and in a further 2 miles, on reaching Crays Pond, the driveway for 1 Walnut Tree Cottage will be found on the left. It is the third driveway after the entrance to Garton End.

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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