



# LITTLE PADDOCK

STREATLEY HILL ♦ 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)

Encapsulating the most breathtaking views sitting in an elevated position within this delightful Thames-side village in the Chilterns. Easily accessible for the village school, High Street shops and extensive amenities, as well as a mainline railway station providing access to London Paddington in under the hour, and for delightful riverside and country walks.

A unique private house, offering extensive accommodation with a substantial main residence plus 2 separate dwellings and outbuildings in all extending to 7,459 sq ft, set within 1.52 Acres of grounds with the most wonderful views across to Goring on Thames.

- ♦ A Unique Residence With Stunning Gardens And Wonderful Far-Reaching Panoramic Views
- ♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Sitting Room
- ♦ Family Room
- ♦ Conservatory
- ♦ Dining Room
- ♦ Kitchen Breakfast Room
- ♦ Utility Room
- ♦ Second Cloakroom
- ♦ Study
- ♦ Bedroom Suite 3
- ♦ Bedroom 2 Suite
- ♦ Home Office
- ♦ Main Bedroom with Balcony and Far Reaching Views
- ♦ Walk In Wardrobe & Dressing Room
- ♦ 2 Further Bathrooms
- ♦ Bedroom 4 with Shower Room and Steps Up To Kitchenette
- ♦ Cellar
- ♦ Separate Dwellings
- ♦ Large Loft with Stairs
- ♦ Studio with Ensuite Shower
- ♦ Annexe with Kitchen, Living Room Bedroom and Bathroom
- ♦ Wraparound Terrace with Stunning Views and Grounds of 1.52 of an Acre plus
- ♦ Greenhouse
- ♦ Shed
- ♦ Tractor Shed
- ♦ Outbuilding "The Nook"
- ♦ Hydro Swimming Pool
- ♦ Garage
- ♦ NO ONWARD CHAIN



## 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 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.

## PROPERTY DESCRIPTION

Little Paddock is an extensive property set within the most wonderful elevated position encapsulating breathtaking views across to Goring on Thames. Individually designed with rendered and part beamed elevations under a tiled roof, the property sits prominently within the backdrop of Lardon Chase. Entrance is under a large wooden covered porch into the reception hall, with cloakroom and coat storage. The property has a split level design and from the hall are stairs leading up to a separate bedroom suite with shower room and then further steps up to a kitchenette, creating a self contained area. The main reception rooms all enjoy spectacular views out across towards Goring - the views are a continuing theme throughout the property. The sitting room has a gas fire and sliding doors out onto the terrace which wraps around the house. There is a cloakroom with shower, useful after using the swimming pool. The family room leads into the conservatory and there is a separate dining room with pretty bay window seat. The kitchen is fully fitted with large island and sliding doors for terrace access. Behind the kitchen is the utility room and cloakroom. Also to the ground floor is a study with built in furniture and bedroom with ensuite. To the first floor is a large games room extending the depth of the house. Sliding doors take you onto the balcony and at the back of the room is access to the lift leading to the cellar. The room also has a cloakroom. The main bedroom has a large balcony and then doors take you through to a bathroom and then walk in wardrobe. From here, the hallway curves round to a dressing area and a shower room. There is another bedroom with ensuite shower, again with views. Steps from the landing take you up to the large home office with access to eaves storage. The main residence offers extensive accommodation, but would benefit from updating in places.

## OUTSIDE

Approached off Streatley Hill, the driveway leading to Little Paddock is found adjacent to Lardon Chase. Electric gates take you onto the private entrance with a mature tree boundary up to the house. The driveway offers much parking. The elevation of the property means that the views are striking as soon as you arrive, looking out across the garden and beyond to The Goring Gap and out to The Chilterns. From the house is a wraparound terrace, allowing for many "al fresco"



opportunities to dine and entertain looking across at the stunning landscape. The garden slopes down to the large lawned area with mature trees and hedged boundaries. The whole property enjoys total privacy. There is a hydro pool with its own terrace and rockery border planting. Within the garden is a shed and tractor shed.

Behind the property are these out buildings:

The Studio off in the corner with a shower room.

The Annexe sitting slightly elevated from the house with a kitchen, dining and living area and wall to wall storage. There is a separate bathroom and double bedroom.

The Nook is next to The Annexe and is a large building, perfect for storage.

The Greenhouse, in front of the above with a raised bed area.

The Garage sits in front of The Annexe.







# Little Paddock, Streatley Hill, Streatley on Thames, Berkshire, RG8 9RD

Approximate Gross Internal Area = 452 sq m / 4865 sq ft  
 Limited Use Area = 67 sq m / 721 sq ft    Outbuildings = 174 sq m / 1872 sq ft  
 Total = 693 sq m / 7459 sq ft



CREATESPACE DESIGN ref 662

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. Private drainage. Gas fired central heating and hot water.

**Council Tax:** G

**Energy Performance Rating:** D / 63

**Postcode:** RG8 9RD

**Local Authority:** West Berkshire District Council

## 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 up to the traffic lights. Go straight over the lights and past The Bull Public House and then turn right into a private gravelled driveway. Continue straight on and the driveway to Little Paddock will be straight in front of you.



## 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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