



# 3 STREATLEY HILLS HOUSE

STREATLEY ON THAMES ♦ BERKSHIRE

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Goring & Streatley Station - 0.8 miles ♦ Pangbourne - 4 miles ♦  
Wallingford - 6 miles ♦ Oxford - 19 miles ♦ Newbury - 13 miles  
♦ M4 at J12 (Theale) - 10 miles (Distances approximate)

Situated in a gentle fold at the foot of the National Trust owned The Holies on the edge of the Berkshire Downs with stunning views across the Thames Valley to the Chiltern Hills in Oxfordshire, a detached Georgian house of particularly impressive architectural appearance with gabled elevations and gothic arched windows, more recently the subject of a sympathetic and skilful conversion into four elegant 2 bedroomed Apartments of differing size and arrangement, set in lawned gardens and grounds of approximately 0.58 acre.

A tastefully presented generous two bedroom apartment converted from an elegant period home and with views towards the River Thames and National Trust and set generous landscaped grounds in excess of half an acre.

- ♦ Generous converted apartment
- ♦ 6.62m x 5.31m open plan lounge/diner
- ♦ Views towards river Thames
- ♦ Available with no onward chain
- ♦ Redecorated and updated throughout
- ♦ Garage and parking
- ♦ Internally Extending To Approximately 980 Sq Ft
- ♦ Communal Gardens & Grounds Of Approximately 0.58 Of An Acre



## 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, 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.

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

Streatley Hills House is believed to date from approximately 1765 with later additions, and was built allegedly for a Mr Edward Shore a successful tailor from Savile Row in London.

The house has a distinctive classical front façade with gothic arched windows to Ground and First Floors together with gables at each end, and on the South side a further period gable with wide bays to Ground and First Floors. Having appealing red brick elevations incorporating typical decorative detailing of the Georgian period, and with tile hanging between the side bays and in the main gable above in the Victorian style, the house sits under a pitched slate roof with tall brick chimney stacks tiered around the top.

In 2006 Streatley Hills House was converted into four 2 bedroomed apartments each of differing size and arrangement and the major building project associated with the conversion incorporated the complete renovation and refurbishment of the property including renewal of all services and utilities.

Entrance is through a hardwood part glazed door leading into a Communal reception hall with staircase leading up to the landing and front door to the apartment. From here, access into an L-shaped entrance hall with doors to principle rooms. The double aspect open plan lounge/diner is the focal point of the property with large bay window overlooking the landscaped gardens, cast iron wood burner centrally positioned and step leading down to a side aspect kitchen with integrated appliances.

Bedroom one enjoys a double aspect with views looking towards the river Thames, fitted double wardrobe and door to an en-suite shower room. There is a further rear aspect double bedroom and a generous family bathroom.



## OUTSIDE

The entrance to the property is over a wide splayed forecourt area enclosed by fencing with tall double wooden gates opening onto a gravelled drive which extends across the front of the property to garaging located at the further end. From the frontage is a clipped evergreen hedge set behind high close boarded fencing providing an effective screen and natural privacy. Across the front of the house is a well planted border containing a variety of specimen mainly evergreen shrubs.

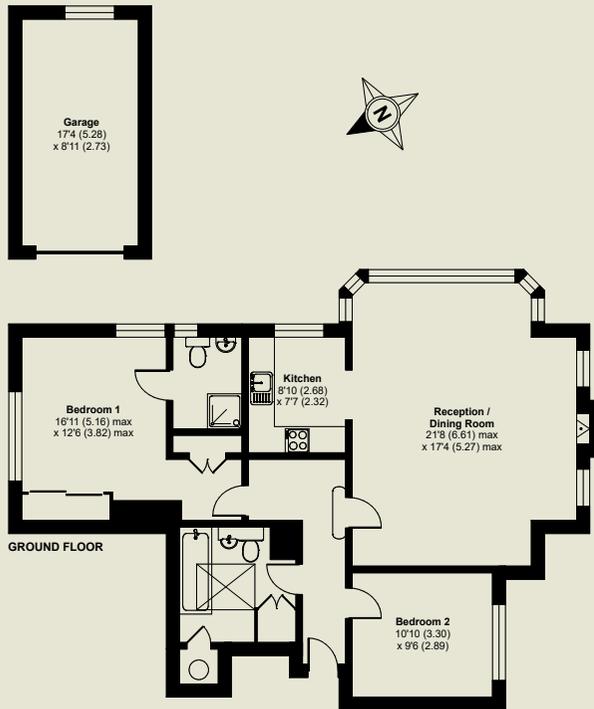
The Garage is of brick construction having an 'up and over' entrance door, rear window and with a depth of approximately 18'. There is further allocated parking and turning space.

The lawned gardens and grounds extend mainly on the South side closed by ranch style fencing and close boarded fencing with a delightful aspect over adjoining paddocks and woodland. In the garden there is an octagonal outbuilding under a thatched roof.



## Flat 3, Streatley Hills House, Streatley, Reading, RG8 9NB

Approximate Area = 953 sq ft / 88.5 sq m  
Garage = 156 sq ft / 14.4 sq m  
Total = 1109 sq ft / 103 sq m  
For identification only - Not to scale



## GENERAL INFORMATION

**Services:** Mains electricity. Private water supply from bore hole. Private drainage. Built-in ceiling audio and provision for wall flat screen TV.

New, efficient air-air heat-pump and high-heat retention storage heating. Cool air from air conditioning. Domestic hot water from dual immersion heaters.

**Energy Performance Rating:** D / 67

**Postcode:** RG8 9NB

**Local Authority:** West Berkshire District Council  
Telephone: 01635 42400

**Tenure:** Each apartment has the benefit of a 125 year lease from 2006 and 1/4th share in the freehold. A management company run by the residents controls the maintenance and upkeep of the apartments and communal area.

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

what3words:

[///masterpiece.confining.departure](https://www.what3words.com/#!/masterpiece.confining.departure)

## 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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**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: [sales@warmingham.com](mailto:sales@warmingham.com)

[www.warmingham.com](http://www.warmingham.com)