



GOULDS COTTAGE

STREATLEY ON THAMES ♦ BERKSHIRE

Warmingham
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STREATLEY ON THAMES ♦ BERKSHIRE

Goring (London Paddington within the hour) ♦ 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)

A delightful 3 bedroom detached house situated in a rural location just outside Streatley with mature gardens & grounds plus detached garage.

Situated in an area of outstanding natural beauty just outside this favoured Thameside village, 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, which includes a mainline station affording access to London Paddington in under the hour.

♦ Driveway

♦ Covered Porch

♦ Hallway

♦ Kitchen/Breakfast Room

♦ Living Room

♦ Boot Room

♦ Cloakroom

♦ Landing

♦ 3 Bedrooms

♦ Family Bathroom with Bath and Separate Shower

♦ Detached Garage

♦ In All Approximately 1,377 Sq Ft

♦ Large Gardens and Grounds Surrounding



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 and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, 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.

Behind Streatley the ground rises steeply where the Berkshire Downslands 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 East and West destinations.

PROPERTY DESCRIPTION

Goulds Cottage is a detached brick and flint house located in a rural location. Recently renovated, the property offers good sized accommodation with lovely views. Entrance is into a hall which leads to both the kitchen breakfast room and sitting room. There is a rear hall also which has a cloakroom, boot room and staircase access. Upstairs there are 3 bedrooms and a family bathroom which has a bath and separate shower.

A former gamekeepers cottage on a local estate, Goulds Cottage is suitable for a family interested in rural pursuits with children over the age of 10 years. The property is located in an isolated position with far reaching views. The garden is open to the countryside and dog owners would need to install an electronic boundary to maintain the open aspect of this location. Tenants will be limited to one dog only which should be well-trained and unlikely to disturb wildlife. The estate will require access to part of the garden up to eight days per annum for an hour on each occasion. The tenants will be notified of the dates in advance.

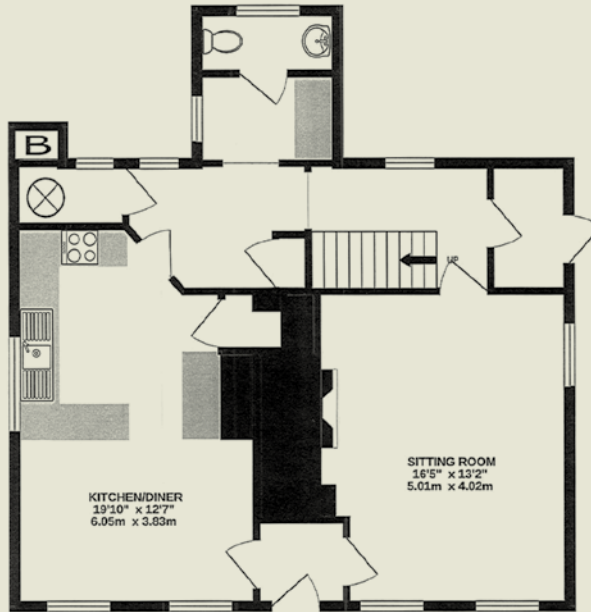
OUTSIDE

The property is found at the end of a lane and is surrounded by countryside views. The driveway leads up to the property and detached garage.

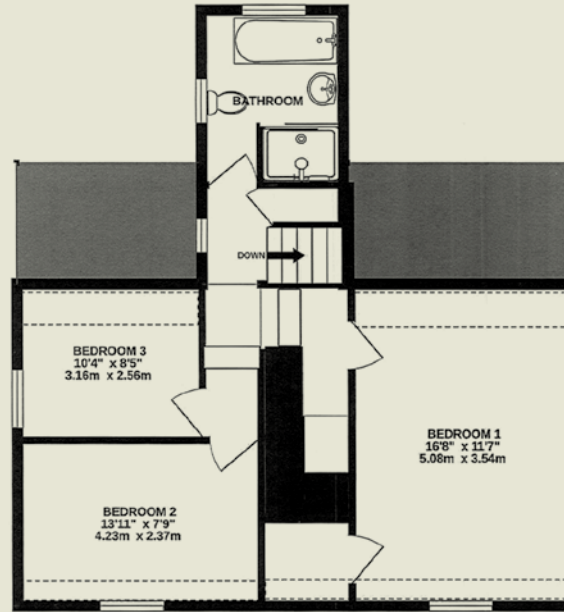
The gardens wraparound the entire property and is mainly laid to lawn.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1378sq.ft. (128.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GENERAL INFORMATION

Services: Mains electricity and water are connected to the property. Septic tank drainage Central heating from oil fired boiler.

Energy Performance Rating: D / 66

Postcode: RG8 9RE

Local Authority: West Berkshire District Council
Telephone: 01635 42400

The tenancy is a minimum 2 year term.

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring on Thames turn left and proceed down the High Street continuing over the River Bridge across the Thames and up to the top of Streatley on Thames High Street. Proceed through the traffic lights heading up the hill and continue on this road for about a mile and a half. The lane taking you down to Goulds Cottage will be found on the left hand side on a right hand bend just before entering the village of Westridge Green.

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.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT
E: sales@warmingham.com
www.warmingham.com