



7 WOODFIELD COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE

Warmingham
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Goring-on-Thames (London Paddington within the hour) 0.4 mile

♦ Streatley-on-Thames High Street & / River 0.2 mile ♦

Reading 10 miles ♦ M4 (Junction 12) 10 miles ♦ Henley-on-Thames

13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles

(Distances and times approximate)

A delightful 4-bedroom, 3-reception room, 'Semi-Detached Cottage' situated in southerly facing mature private gardens and grounds.

♦ Close Walking Distance Of Extensive Shops & Amenities, Schooling, National Trust Countryside, The River Thames, And Mainline Railway Station To London Paddington

- ♦ Mature & Railed Private Front Courtyard Garden
- ♦ Part-Covered Porch
- ♦ Private Open Garage / Car Port Adjoining The Property
- ♦ Private Parking Bay Adjacent To The Property

- ♦ Reception Hall
- ♦ Cloakroom
- ♦ Kitchen / Breakfast Room
- ♦ Sitting Room
- ♦ Conservatory
- ♦ 2 Storage Cupboards

- ♦ 1st Floor Landing
- ♦ Master Bedroom Suite With En-Suite Shower Room
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom
- ♦ 2nd Floor Landing
- ♦ 4th Bedroom

♦ In All Approximately 1,324 Sq Ft Internally

♦ Private & Spacious Part-Walled Southerly Rear Garden & Terrace With Side Access To Parking

♦ Timber & Glazed Store Shed



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.

In the village within close walking distance is the very well regarded Streatley Nursery & Primary School, with the outstanding secondary school, 'The Downs', being in catchment for the village also, and having its own bus route from the end of Townsend Road. The area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School and Moultsford Preparatory School, which are just 2 miles away, The Oratory 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, with most having private bus services from Streatley itself, just a moments-walk from Tierra Mia.

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) in well under an hour. 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, running from Reading to London, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Woodfield Cottages lie at the foot of Streatley Hill and comprises two pairs of semi-detached properties either side of a staggered terrace of four.

7 Woodfield Cottages is semi-detached and enjoys a pleasant street scene with front and rear views of National Trust woodland and hillsides. Lardon Chase is within an easy walk, just 2 minutes away, and from the top there are spectacular views over the Thames Valley and surrounding counties, as are similar views from the 2nd floor bedroom.

The accommodation is both spacious and well-proportioned, extending to approximately 1,324 sq ft, affording versatile modern and contemporary family living, and whilst relatively newly built, benefits from having been more recently extended and refurbished, boasting high quality stylish fixtures and fittings throughout, with the additions of a conservatory off the sitting room, along with the kitchen / breakfast room being opened through to the sitting room, and a 4th bedroom to the 2nd floor.

OUTSIDE

The property enjoys a most delightful position, set in private part-walled and lawned southerly facing gardens to the rear, whilst across the frontage, are attractive wrought iron railings with a matching pedestrian gate just to the side, where a level flagged path leads to the front door and part-covered porch, flanked by extensive mature planting, providing an attractive backdrop and great privacy.

The part-walled rear gardens enjoy a sheltered and private southerly aspect, immediately adjoining the house, with a paved flag stone terrace affording 'Al Fresco' dining. Beyond the paved terrace the main rear garden is conveniently laid to lawn whilst attractively flanked



by colourful planted beds and borders, and an array of splayed fruit trees. Off to one corner there is a useful timber and part-glazed store shed, and rear external access to the parking area for larger items. No 7 also has the benefit of adjoining its garage and with its own private door access to the designated parking bay.

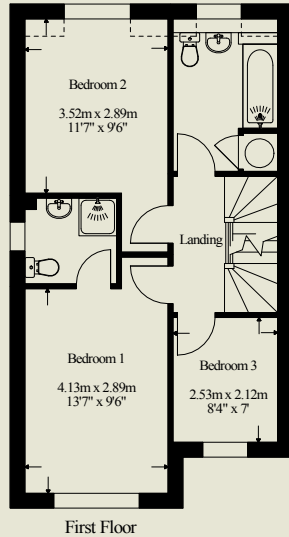
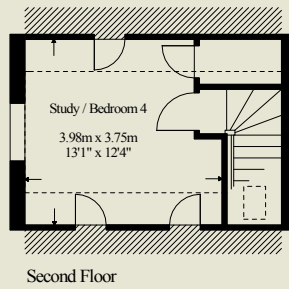
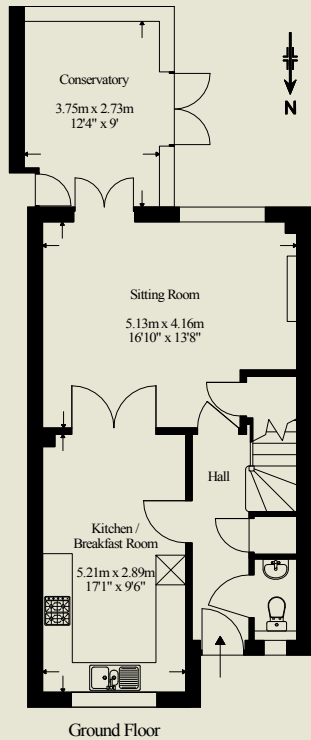
The parking is accessed over a wide splayed driveway off the Aldworth Road, which leads into the garaging and parking area for Woodfield Cottages. Initially there are designated parking bays on each side and then to the rear are located two blocks of four garages built in matching architectural style with brick elevations under pitched clay tile roofs with decorative ridge tiling. The open garage / car port and parking bay belonging to No 7 Woodfield Cottages is noted as being number 7.

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



7 Woodfield Cottages, Aldworth Road,
Streatley on Thames.

Scale: 1 2 3 Metres
5 10 Feet



Approximate gross internal area 123.03 sq.m. 1324 sq.ft.

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GENERAL INFORMATION

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

Energy Performance Rating: C / 75

Postcode: RG8 9PP

Local Authority: West Berkshire District Council
Tel: 01635 42400

VIEWING

Strictly by 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 Woodfield Cottages will be found in a further 100 metres or so off on the left-hand side.

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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