



# CHARLWOOD HOUSE

HIGH STREET ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE

**Warmingham**

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## CHARLWOOD HOUSE

HIGH STREET ♦ STRETELY-ON-THAMES ♦ BERKSHIRE

Goring Station 0.75 miles ♦ Wallingford 5 miles ♦ Reading 9.5 miles

♦ Henley on Thames 13 miles ♦ Newbury 4 miles ♦ Oxford 8 miles

M4 at Theale (J.12) 10 miles ♦ M4 at Lechlade (J.6) 15 miles

(Distances approximate)

Idyllically located in a most desirable location in the very heart of this quintessential English riverside village, just a short hop to London on the train, in well under the hour, with extensive amenities and outstanding schooling all within walking or short driving distance, Charlwood House is a distinguished yet contemporary home, built in Georgian architectural style, affording light and contemporary accommodation which extends to approximately 2,497 sq ft, inclusive separate double garage, enjoying a relaxing ambience with far-reaching views from the 1st and 2nd floors, set in stunning and matured walled gardens and grounds of approximately 0.08 of an acre.

Early viewing is advised to fully appreciate the simply wonderful and unique opportunity afforded.

♦ Quintessential English Riverside Village  
Within Close Walking / Driving Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ A Rare Opportunity To Acquire A Contemporary Home Set In Approximately 0.08 Acre Of Walled Gardens & Grounds, Extending To Approximately 2,497 Sq Ft, Inclusive Double Garage, With Delightful View Afforded

♦ Covered Entrance Porch  
♦ Galleried Reception Hall  
♦ Cloakroom  
♦ Coat Cupboard  
♦ Kitchen  
♦ Dining Room  
♦ Sitting Room With Fireplace  
♦ Conservatory

♦ Galleried 1st Floor Landing  
♦ Airing Cupboard

♦ Master Bedroom Suite With En-Suite Bathroom

♦ 2 Further Bedrooms

♦ Family Bathroom

♦ 2nd Floor Landing

♦ 2 Bedrooms

♦ Store

♦ Separate Double Garage

♦ Extending In All To Approximately 4,976 Sq Ft

♦ Stunning Matured Walled Gardens & Grounds Of Approximately 0.08 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 are a wealth of period properties many of considerable architectural merit including thatched cottages, 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 Streatley 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 a 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 high standard 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, Moulisford 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, with the full service scheduled to commence in shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.



## PROPERTY DESCRIPTION

Charlwood House is a most delightful Georgian style village house, one of a dissimilar pair built in 1988 by Berkeley Homes, on the former Orchard belonging to Streatley House and occupies a prominent position in the High Street almost opposite the village meadow.

The house was designed incorporating the fine detailing and elegant proportions associated with the Georgian architecture period and has appealing flint elevations notably enhanced by red brick corner quoins, under a pitched clay tile roof which has tiled dormers to the front and rear elevations, with a covered front porch facing the historic High Street, and lead detailing to the windows.

Opening through from the covered entrance porch, all principle reception rooms lead off a large galleried reception hall, including the sitting room with fireplace, dining room, and kitchen, with a conservatory off the sitting room, and the principle rooms having a pleasant aspect over the rear walled gardens, perfect for 'Al Fresco' dining.

From the galleried reception hall the staircase leads up to the 1st floor galleried landing, with a further staircase leading to the 2nd floor. To the 1st floor, there is a master bedroom suite with en-suite bathroom, 2 further bedrooms, and a family bathroom. Rising to the 2nd floor, there are 2 further bedrooms. All rooms to the 1st and 2nd floors are treated to exceptional village and far-reaching rural views, which must be seen.

Providing for a simply wonderful family home in a most charming and convenient location, early viewing is highly recommended.





#### OUTSIDE

The property rests proudly on the village High Street, commanding a distinguished approach, with clipped hedging running across the frontage, having a central pathway running up to the covered porch and front doorway.

A shared driveway runs along the side of the adjoining property leading to the separate double garage, which has two up and over doors, one being electrically operated, and a pedestrian doorway to the rear, which opens through to the private walled gardens. A separate pedestrian pathway wraps itself around the side and rear of the garden for convenient access also.

The gardens and grounds face south and are most private, walled to both sides and adorned with mature planting which attractively flanks a main lawned garden. Across the rear of the property, a large flagged terrace affords spacious 'Al Fresco' dining, with doors opening out from the kitchen and conservatory.

In all the formal gardens and grounds, extend to approximately 0.08 acre and must be viewed to be fully appreciated.

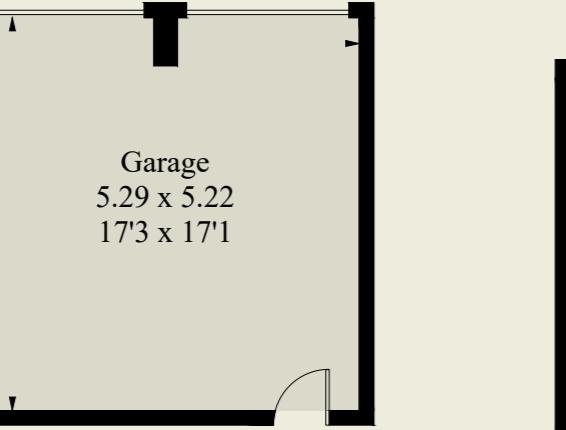
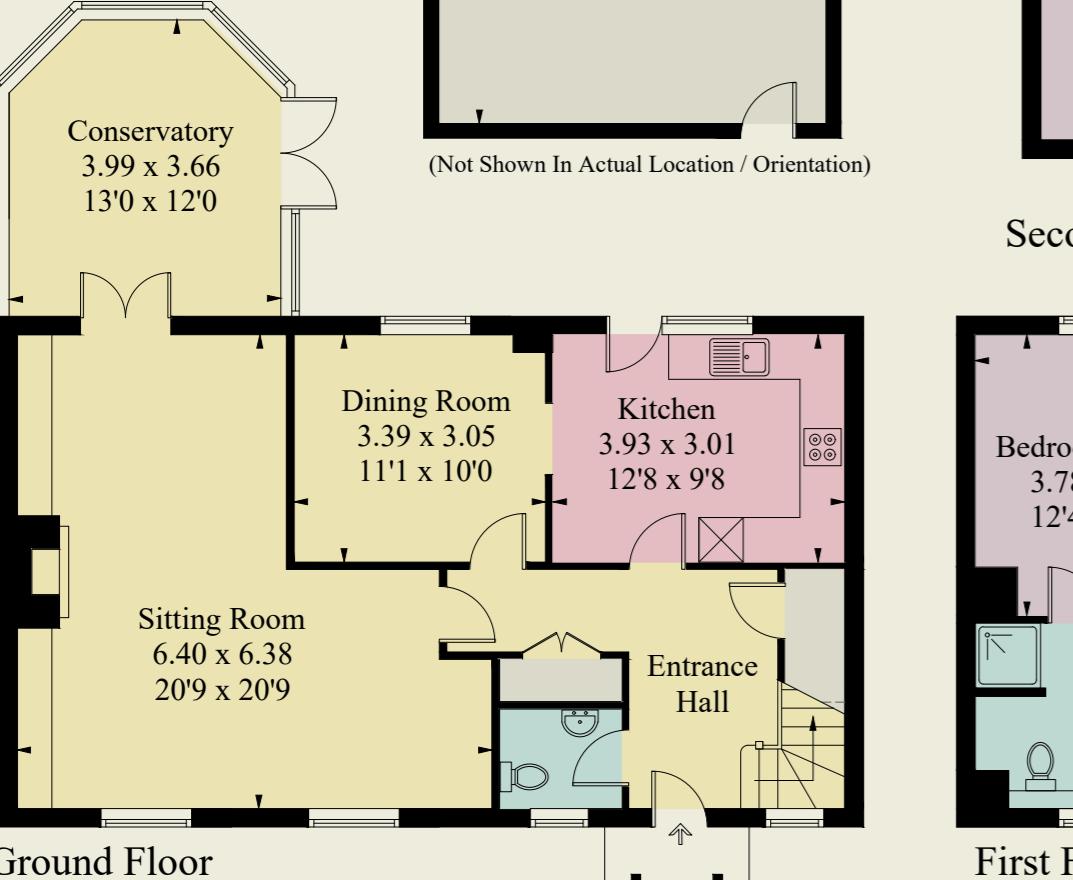


# Charlwood House, High Street, Streatley on Thames, RG8 9JB

Approximate Gross Internal Area = 191 sq m / 2055 sq ft Limited Use Area = 14 sq m / 150 sq ft

Garage = 27 sq m / 290 sq ft  
Total = 232 sq m / 2497 sq ft

Feet  
0 5 10  
Metres  
0 1 2 3



GENERAL INFORMATION  
Services: Mains electric, gas, drainage, and water are connected to the property. Gas fired central heating and hot water.

Energy Performance Rating: E / 54

Postcode: RG8 9JB

Local Authority: West Berkshire District Council  
Telephone: 01635 42400

## 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 towards Streatley-on-Thames. Charlwood House will be found half-way along the High Street, 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 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 buyers must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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