

Stock development photo, excluding recently installed second floor windows



5 POUND COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE

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5 POUND COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE

Goring (London Paddington within the hour) ♦ Streatley High Street / River ½ miles ♦ 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)

Situated at the top of this historic High Street and within a favoured village setting, close to all village amenities and just across the River bridge from the mainline railway station with access to London Paddington in just under an hour.

A delightful 3 bedroom 'Mews' Cottage set in mature private gardens and grounds incorporating Georgian style architectural features with good sized accommodation of 1,022 sq ft set on 3 levels.

♦ Mature and Spacious Front Lawned Garden

♦ Reception Hall

♦ Cloakroom

♦ Utility Cupboard

♦ Kitchen

♦ Dining Room

♦ Sitting Room with Bay Window

♦ First Floor Landing

♦ 3 Bedrooms

♦ Family Bathroom

♦ Loft Room

♦ Garage

♦ Part Walled Rear Garden



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. 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.

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 boasts its own very well-regarded Primary School, with the outstanding secondary school, 'The Downs', being in catchment for the village also, and having its own bus route. 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.

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 now commenced from Reading, , which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Set well back in a mature garden, 5 Pound Cottages occupies an advantageous position being at the end of a staggered terrace. Benefitting from recent refurbishment, the property is presented to a high standard, with new kitchen, bathroom and loft conversion. Entrance is into a hallway with original herringbone flooring which runs through into the living and dining room. There is a cloakroom and stair access as well as an understairs utility cupboard and secondary cupboard. The kitchen is fully fitted and there is a back door for garden access. The dining room overlooks and terrace and garden, plus there are french doors providing an outdoor/indoor living feel. The sitting room has a lovely bay window with views of the front.

Upstairs there are 2 double bedrooms with built in wardrobes and a third bedroom with wall to wall fitted cupboards. The bathroom is a white suite with bath and overhead electric shower. A further door leads to the top floor providing a Loft Room with generous eaves storage and velux windows with lovely views overlooking both the Goring Gap at the back and Streatley Hill to the front.

OUTSIDE

Across the main frontage to the property there is an initial lawned area with an attractive low brick and flint wall opening its way through to the mature front garden which is laid mainly to lawn and flanks the paved pedestrian pathway, which leads up to the front door.

The private garden at the rear is easterly facing and is mainly walled and part fenced. There is a terrace across the back and side offering a lovely "al fresco" dining opportunity. The remainder garden has "astro" turf and there are little steps down to a gate leading round to the garage. The single Garage belonging to 5 Pound Cottages is located directly behind the property, being the second one in on the left hand side. Adjoining the property, there is potential for either an access door to the rear of the garage being created, or for electricity to be connected.

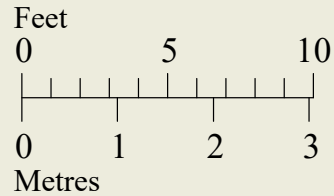


5 Pound Cottages, Streatley-on-Thames, Berkshire, RG8 9JH

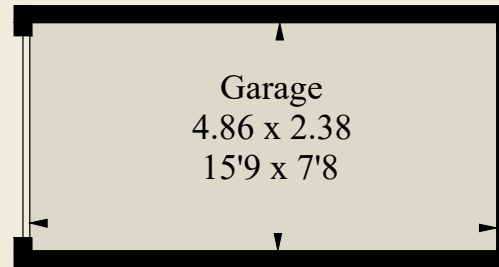
Approximate Gross Internal Area = 95 sq m / 1022 sq ft Limited Use Area = 24 sq m / 258 sq ft

Garage = 11 sq m / 118 sq ft

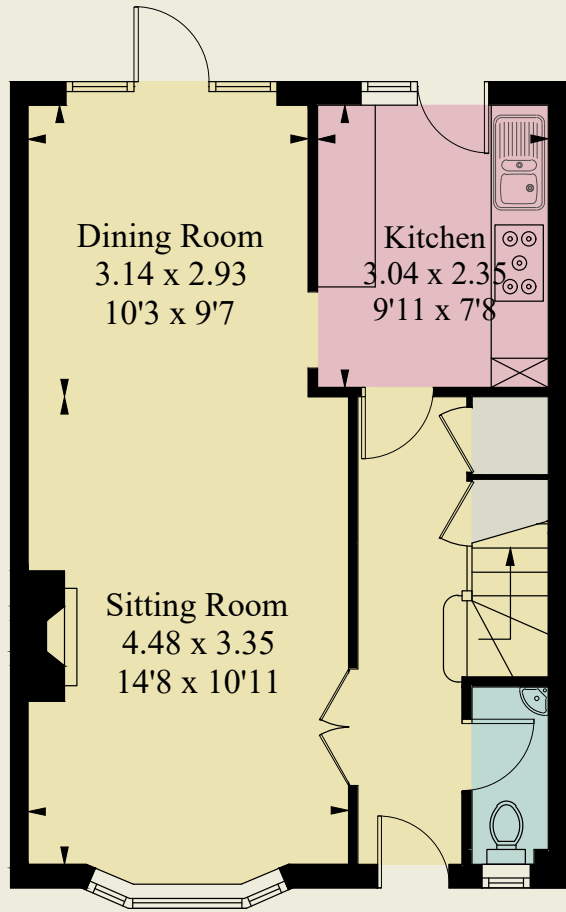
Total = 130 sq m / 1399 sq ft



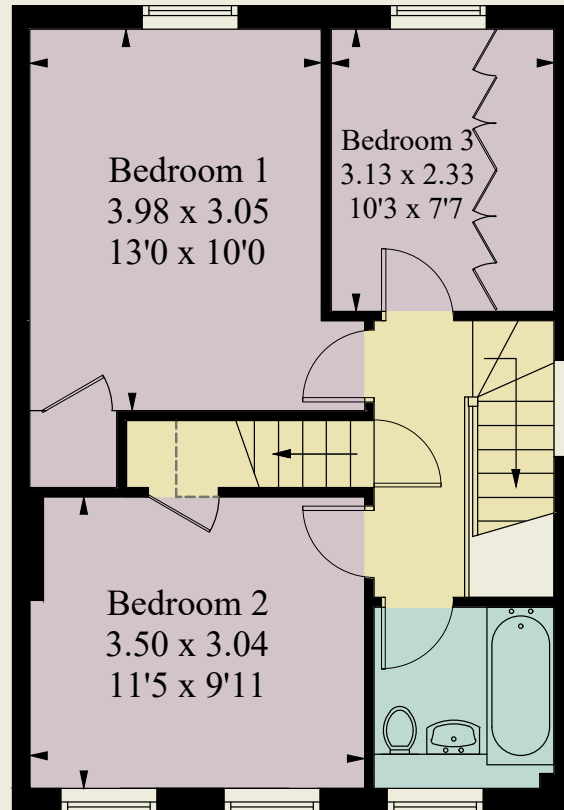
(Not Shown In Actual Location / Orientation)



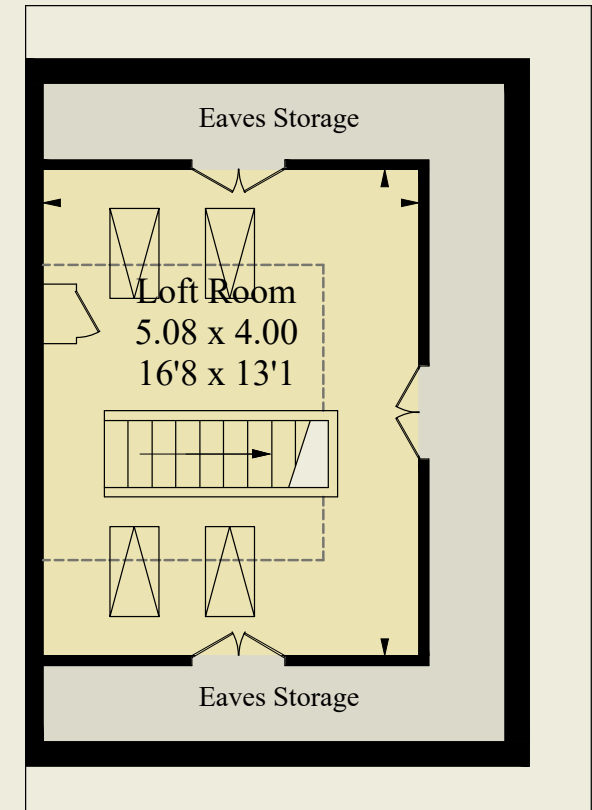
- = Limited Use Area
- = Reduced head height below 1.5 m



Ground Floor



First Floor



Second Floor

CREATESPACE DESIGN ref 455

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Central heating and hot water from gas fired boiler fitted in 2021.

Council Tax: D

Energy Performance Rating: D

Postcode: RG8 9JH

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 down the High Street continuing over the River Bridge across the Thames and up to the top of Streatley on Thames High Street, where Pound Cottages will be found off on the right 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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