



# 2 CHESTNUT COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE

**Warmingham**

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# 2 CHESTNUT COTTAGES

STREATLEY ON THAMES ♦ BERKSHIRE

Goring & Streatley Station 15 minute walk ♦ Wallingford 5 miles ♦

Reading 9.5 miles ♦ Henley on Thames 13 miles ♦ Newbury 14

miles ♦ Oxford 18 miles ♦ M4 at Theale (J.12) 10 miles ♦

M40 at Lewknor (J.6) 15 miles (Distances and times approximate)

Situated in an area of outstanding natural beauty at the foot of far-reaching National Trust land and conveniently placed for the village primary school and The Swan Hotel with Coppa Club. An excellent range of shops, amenities, and mainline railway station in Goring-on-Thames afford access to London Paddington in under the hour, just a short 15 minute walk across the beautiful river bridges that divide the two villages.

A totally refurbished Georgian style 4-bedroom, 2 bathroom property incorporating character features, yet benefitting from a delightful modern & contemporary flare, affording attractively arranged high quality accommodation throughout.

♦ Within catchment for Streatley Primary School & The Downs Secondary School

♦ 15 minute walk to Goring & Streatley Station

♦ A delightful 4-bedroom, 2 bathroom Mews House

♦ 2 Reception Rooms

♦ 3 Bedrooms & Family Bathroom to First Floor

♦ 4th Bedroom capturing stunning views with Ensuite To Top Floor

♦ Private Terrace

♦ Garage & Parking



## 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 vets, 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.

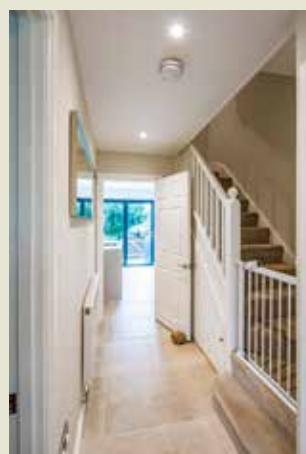
#### PROPERTY DESCRIPTION

2 Chestnut Cottages has been totally refurbished by the current owners and is ideally located in the central part of the village. Having been re-wired and re-plastered throughout, it offers light and bright accommodation, finished to a high specification, perfect for modern living. Entrance is into the hallway with Porcelain tiles running through into the kitchen breakfast room. The hallway features a cloakroom and staircase offering generous understairs storage. Overlooking the front of the property, the living room has a beautiful wide bay window and inset Gazco fireplace. Handmade cupboards with shelving unit sit to the left of the fireplace and there are shutters on the windows, which feature in the first floor bedrooms also. The kitchen breakfast room is at the back with bi-fold doors leading directly onto the terrace, offering a wonderful connection to outside. The kitchen itself is beautiful, with fitted units incorporating Neff appliances and stunning Quartz worktops and Island with sink and Quooker tap. To the first floor are 3 bedrooms, 2 doubles with wall to wall built in wardrobes and one single, currently used as a study. The family bathroom has striking marble tiles and incorporates a corner shower and separate bath. On the landing is an airing cupboard with Megaflow. There is a further staircase up to the top floor to the main bedroom with large Velux windows featuring views back towards The Goring Gap. There is built storage and an ensuite shower room.

#### OUTSIDE

Across the frontages to Chestnut Cottages are lawned gardens with each property having its own footpath entrance. Along the raised frontage to Wallingford Road there is a brick and flint wall with a line of mature hedges and trees extending along the frontage on top of the wall which completely screens the road as well as providing natural interest and protection. There are also far-reaching views across to the National Trust wooded hillsides above Streatley.

At the rear of the property there is a wonderful terraced garden with large Porcelain tiles and planting to the edges. There is a hot and cold tap and electrics on the wall, perfect when enjoying evening entertaining. The views from the garden are stunning and then a low gate with steps down lead to the garage and allocated parking in front.



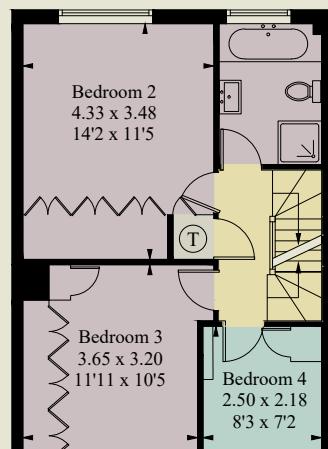
## 2 Chestnut Cottages, Wallingford Road, Streatley-on-Thames, Berkshire, RG8 9JH

Approximate Gross Internal Area = 106 sq m / 1140 sq ft  
 Garage = 14 sq m / 150 sq ft Limited Use Area = 24 sq m / 258 sq ft  
 Total = 144 sq m / 1550 sq ft

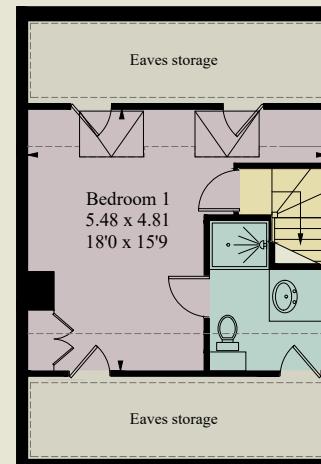
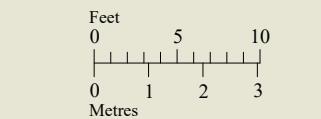
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



Second Floor

[ ] = Limited Use Area

CREATESPACE DESIGN ref 671

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



### GENERAL INFORMATION

**Services:** Mains electricity, gas, water, drainage are connected to the property, with gas fired central heating and pressurised hot water. Gigaclear superfast broadband (900 mbps available)

**Council Tax:** E

**Energy Performance Rating:** C / 74

**Postcode:** RG8 9JQ

**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 turn left and proceed down the High Street, across the River bridge and up to the top of Streatley High Street where at the traffic lights turn right on to the Wallingford Road. In a further two hundred yards turn right into a cul-de-sac and park at the further end by the hammerhead. 2 Chestnut Cottages is in a line of Mews Cottages which front on to the Wallingford Road approached by a footpath which extends across the whole frontage with individual pathways leading up to each property.

### 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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