



# 8 POUND COTTAGES

STREATLEY-ON-THAMES ♦ BERKSHIRE

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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)

A delightful 3 bedroom 'Mews' Cottage, set in mature private gardens and grounds, incorporating Georgian period style architectural features, whilst also benefitting from a modern and contemporary flare, with attractively arranged spacious accommodation, having been modernised throughout to an exacting standard in more recent years.

Privately situated adjacent to the top of the historic High Street of this favoured Thameside village, within the heart of a conservation area overlooking a small green with superb views of nearby colourful paddocks and the surrounding National Trust hillsides, and conveniently placed for the village primary school, 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.

- ♦ Stunning Far Reaching Rural Views
- ♦ Delightful Private Location Within Close-Walking Distance Of Extensive Amenities & River Thames

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- ♦ Reception Hall
  - ♦ Cloakroom
  - ♦ Under Stairs Store Cupboard
  - ♦ Under Stairs Utility Cupboard
  - ♦ Open Plan Sitting/Dining Room with Bay Window & Fireplace With Log Burner
  - ♦ Fitted Kitchen

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- ♦ Landing
  - ♦ Airing Cupboard
  - ♦ 3 Bedrooms
  - ♦ Family Bathroom with Bath and overhead Shower

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- ♦ Separate Adjoining Garage
  - ♦ Mature & Spacious Front Lawned Garden with raised area
  - ♦ Part-Walled Rear Garden with gate to Garage



## 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, with the full service scheduled later in the year, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

## PROPERTY DESCRIPTION

The property enjoys a commanding yet private and truly scenic location in the heart of a conservation area, afforded a pleasant sheltered front aspect and enjoying stunning views of both nearby colourful paddocks and the surrounding National Trust hillsides.

An attractive and charming 3 bedroom 'Mews' Cottage incorporating Georgian period style architectural features to the exterior, whilst internally, the property benefits from having been modernised throughout to an exacting standard in more recent years, yielding a modern and contemporary flare, with high quality stylish fixtures and fittings being entirely evident, and attractively arranged spacious accommodation afforded combining, more modern open plan living with that of a rather more traditional nature, with much character intertwined to the heart of the property.

## OUTSIDE

Across the main frontage to Pound Cottages there is a low brick and flint wall, with a raised maturely planted area to the front of the property affording privacy.

Adjoining the house at the rear is a delightful garden, containing plants, shrubs, and a mature apple and pear tree. Off to one side, there is a useful log store.

The garage belonging to 8 Pound Cottages is located directly behind the property, adjoining its rear boundary, with direct access being afforded via a private tall timber pedestrian gate at the rear corner of the garden.





## 8 Pound Cottages, Streatley on Thames

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft  
 Garage = 13.9 sq m / 150 sq ft  
 Total = 101.7 sq m / 1095 sq ft



### GENERAL INFORMATION

**Services:** All main services are connected to the property. Gas fired central heating and hot water.

**Council Tax:** D

**Energy Performance Rating:** D

**Postcode:** RG8 9JH

**Local Authority:** West Berkshire District Council  
 Telephone: 01635 42400

**Tenancy Term of 12 months minimum**

**Deposit equal to 5 week's deposit**

### VIEWING

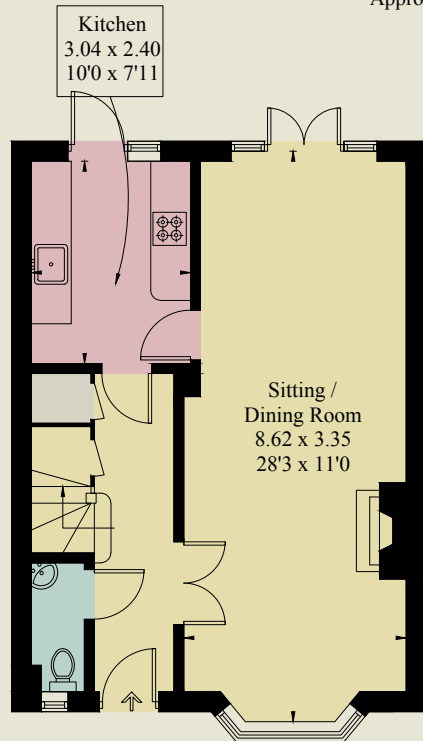
Strictly by prior appointment through Warmingham & Co.

### DIRECTIONS

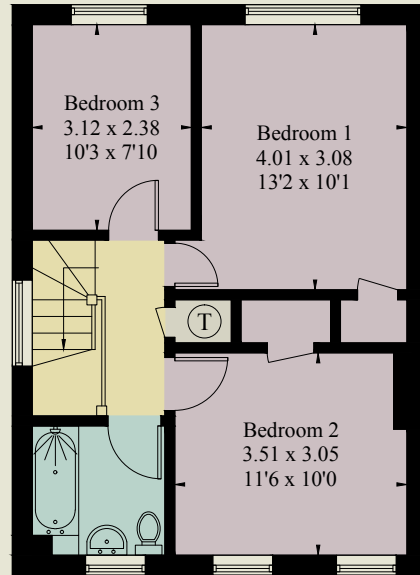
From our offices in the centre of Goring turn left and proceed down the High Street. Continue across the river bridge and up to the top of Streatley on Thames High Street where after turn right onto the Wallingford Road Pound Cottages will be seen immediately on the right-hand side behind a small green. Communal parking can be found either in front of the green or within the immediate vicinity. The private garaging for the property is located behind the properties, with free vehicular access at the top of the High Street just before reaching the traffic lights.

### DISCLAIMER

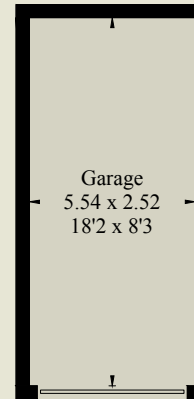
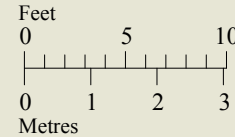
The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all 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.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only. Not to scale  
 Ref: 217644



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