



## 2 HILL GARDENS

STREATLEY ON THAMES ♦ BERKSHIRE

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Goring & Streatley Railway Station (London Paddington within the hour) - 1.1 miles ♦ Reading (London Paddington 27 minutes) - 11 miles ♦ M4 (Junction 12) - 10 miles ♦ Henley on Thames 14 miles ♦ Newbury 16 miles ♦ Oxford - 20 miles ♦ Goring on Thames / The River Thames - 0.8 miles (Distances and times approximate)

Sitting in an elevated position offering wonderful views of Lardon Chase within this lovely private cul de sac, close to all the village amenities in Goring on Thames, and for the mainline railway station providing access to London Paddington in under an hour.

2 Hill Gardens is a beautifully presented and spacious 5 bedroom detached family home offering well appointed accommodation. The property has a large driveway, double garage and private garden with detached home office.

- ♦ Wide Covered Porch & Loggia
- ♦ Reception Hall
- ♦ Coats Cupboard
- ♦ Cloakroom

- ♦ Sitting Room with open fireplace
- ♦ Study
- ♦ Kitchen/Dining Room
- ♦ Family Room
- ♦ Utility Room

- ♦ Galleried Landing
- ♦ Main Bedroom Suite With En-Suite Shower Room
- ♦ 4 Further Bedrooms
- ♦ Family Bathroom

- ♦ Private Garden
- ♦ Summerhouse/Office

- ♦ Attached Double Garage

- ♦ In All Approximately 2,658 sq ft



## 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, Moultsford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplate 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, which together with the completed electrification of the line has significantly improved travelling times to Heathrow, London and beyond.

## PROPERTY DESCRIPTION

2 Hill Gardens enjoys an elevated position within this quiet cul de sac, with views of both Lardon Chase and down towards Goring. Built in the late 1980's and of traditional design of red brick elevations under a pitched clay tile roof, the property has undergone significant upgrading by the current owners. Entrance is under a covered loggia porch into the hallway, which has access to all reception rooms, cloakroom and has stair access. Oak flooring runs through the hallway and into the study. The living room is fully carpeted and it has an open fire and french doors taking you directly onto the terrace. The study sits in the middle of the house and it has a bay window with views across the garden. A door then takes you through to the kitchen, which is a stunning McEvoy & Rowley design with silestone worktops and Neff appliances. There is a dining area which then leads into the family room which is the recently extended part of the house. The flooring is a herringbone grey Amtico. The room has a vaulted ceiling and views all round, the main focus being Lardon Chase which is a wonderful backdrop. Bi-fold doors take you onto the terrace giving a wonderful "inside outside" feel and an opportunity for "al fresco" dining. Upstairs, the main bedroom sits at the front of the house and looks across Goring. There are 2 sets of built in wardrobes and an ensuite with large walk-in shower. There are 3 further double bedrooms and a single room as well as a family bathroom with bath and overhead shower. An immaculate family home with well proportioned rooms. An early viewing is highly recommended.

## OUTSIDE

The property occupies a side position and driveway sweeps up from the right and offers ample parking for several cars. The double garage has an electric door to the front and an additional single door to the back. It also has an electric car charging point on the side. To the side of the driveway is attractive planting and a lawned area. A side gate on the right takes you round to the back garden which has a terrace running across the rear. Low railway sleepers border the terrace and lawned area and there are several colourful flowering beds throughout and mature shrubs and trees. A second terrace can be found towards the back of the garden and the garden adjoins woodland with a gate providing direct access. This woodland provides a wonderful walk taking you up to the Holies which is part of The National Trust. There is a detached summerhouse with power and light, fully insulated and currently used as an art studio/office. The garden is very private and views are simply stunning.



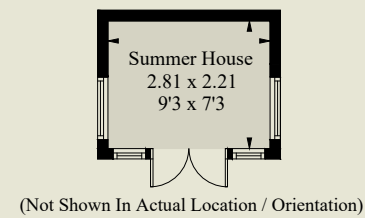
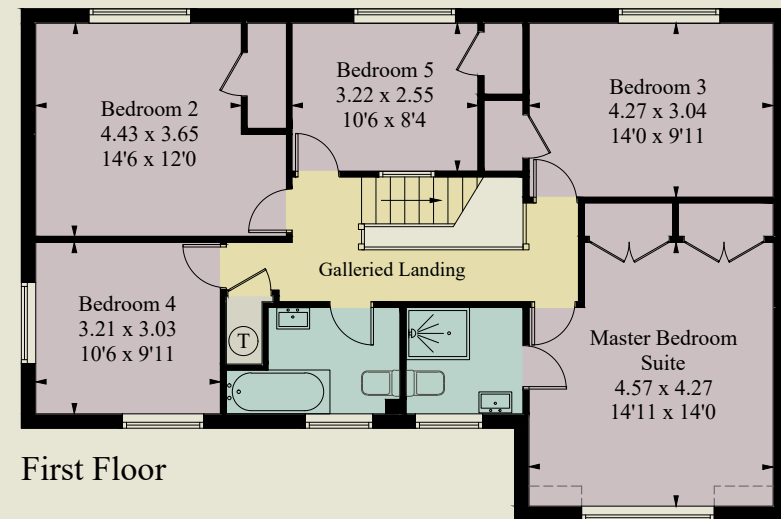
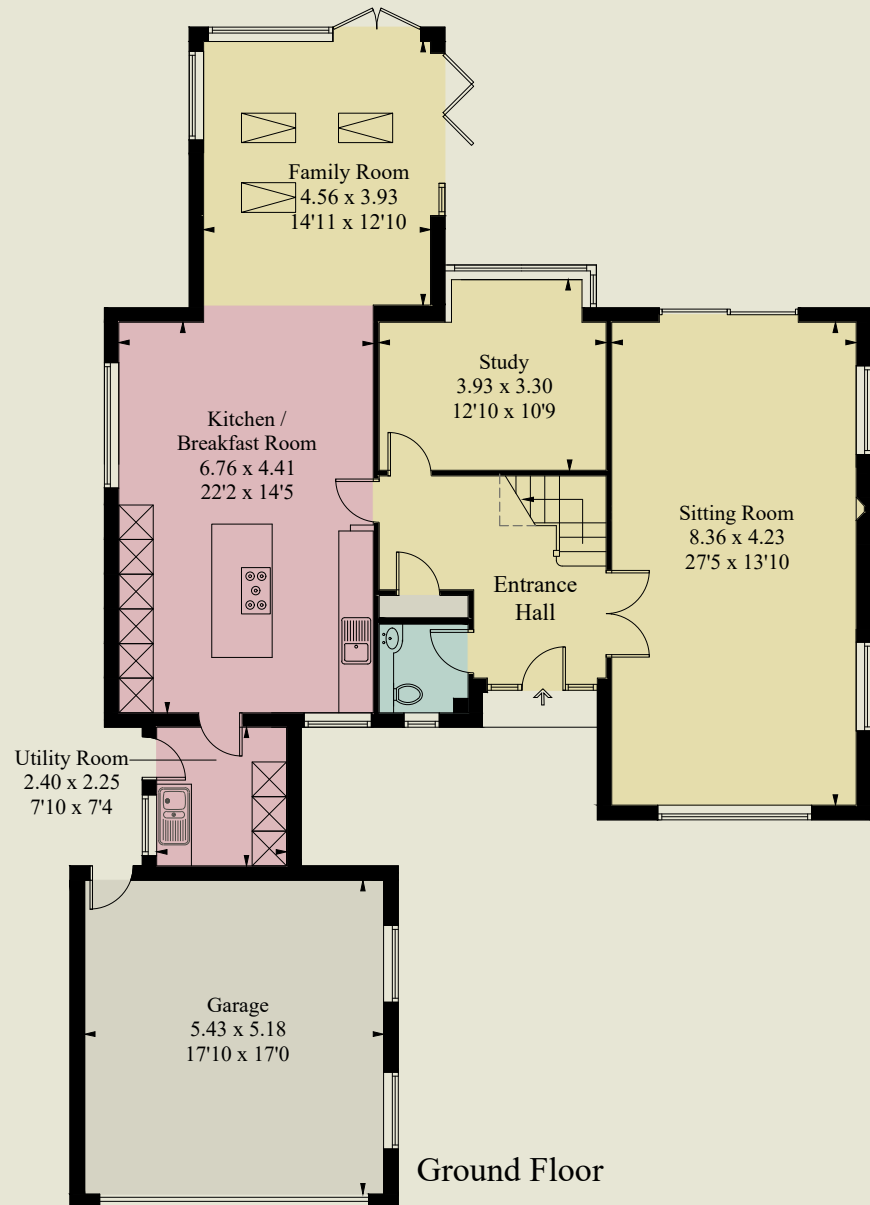


# 2 Hill Gardens, Streatley-on-Thames, Berkshire, RG8 9QF

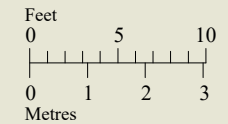
Approximate Gross Internal Area (including Garage) = 241 sq m / 2594 sq ft

Summer House = 6 sq m / 64 sq ft

Total = 247 sq m / 2658 sq ft



— = Limited Use Area



CREATESPACE DESIGN ref 464

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





## GENERAL INFORMATION

**Services:** All main services are connected to the property. Central heating and domestic hot water from gas fired boiler.

**Council Tax:** G

**Energy Performance Rating:** C / 69

**Postcode:** RG8 9QF

**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 cross over the River Bridge and continue up to the traffic lights at the top of Streatley High Street. Continue straight across onto the Aldworth Road and after passing The Bull car park take the next turning left into The Coombe and then immediately left into Bull Meadow. Hill Gardens is behind Bull Meadows and the road bends road to the left and then take the first right and 2 Hill Gardens is the first house 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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