



# PASTURE BARN

STREATLEY ON THAMES ♦ BERKSHIRE





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Goring Station 0.75 miles ♦ 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 approximate)

Pasture Barn is a beautifully presented and spacious 3 bedroom, 3 bathroom barn conversion of approximately 2206 sq ft, built to an exacting standard with striking elevations of particular architectural note enjoying an advantageous position with wonderful far reaching views. Conveniently located for The River Thames, village pub, and primary school, yet also but a short drive to a railway station providing access to London in under the hour. An exquisite family home in a most delightful location, early viewing being highly recommended.

- ♦ Grand Galleried & Vaulted Reception Hall & Sitting Room With Fireplace
  - ♦ Staircase to First Floor
    - ♦ Utility Room
    - ♦ Cloakroom

- ♦ Master Bedroom Suite
  - ♦ Dressing Room
  - ♦ Ensuite Bathroom
- ♦ 2 Further Bedroom Suites With Ensuite Shower Rooms

- ♦ Vaulted Kitchen / Breakfast Room
- ♦ Grand Galleried Dining Room
- ♦ Vaulted Family Room With Fireplace

♦ In All Extending to Approximately 2206 Sq Ft

- ♦ Mature & Private Electrically Gated Landscaped Gardens & Grounds
  - ♦ Driveway Parking





#### SITUATION

The picturesque village of Streatley on Thames lies in a wide valley on the Berkshire side of the river between Reading and Oxford, opposite Goring on the Oxfordshire bank with the surrounding countryside designated an "Area of Outstanding Natural Beauty". Historically the two villages are located at a natural crossing point of the river, set between the Berkshire Downs and Chiltern Hills, known geographically as the 'Goring Gap' where the ancient Ridgeway path comes down to meet the river after its long journey across the Berkshire Downlands before continuing up onto the Chiltern Hills and the Icknield Way.

The interesting High Street, which forms the central part of the village running down to the river and the bridge over to Goring, is now a 'Conservation Area' with a wealth of period properties many of considerable architectural merit including a thatched cottage, a beautiful William and Mary house and an Elizabethan Farmhouse.

The village has a parish church with Norman origins, "The Swan" a luxury 4 star riverside hotel also offering a leisure and fitness club, and at the top of the High Street is the Bull Inn being an old coaching inn from the era when the Royal Mail stopped en route from London to Oxford. There is also a prestigious Golf Club, established over 100 years ago, set amidst beautiful rolling countryside. Streatley has a highly rated Primary School with a separate Nursery and is also in the catchment area for the much acclaimed Downs Secondary school in Compton.

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, choice of restaurants, Gourmet Deli, a riverside café, "Boutique" hotel, library, dentist and importantly a main line railway station providing excellent commuter services to Reading and up to London (Paddington) in under the hour and with connections for the future Crossrail services into central London.







Behind Streatley the ground rises steeply where the Berkshire Downlands meet the 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 there are extensive bridleways and footpaths open to the public.

Crossrail services from Reading which together with the electrifying of the line significantly improve travelling times to central London destinations.

#### PROPERTY DESCRIPTION

Privately situated in delightful professionally landscaped gardens & grounds, this stylish barn is idyllically situated within this desirable village, a short walk to the village primary school and pub, with a mainline

railway station providing direct access to London within the hour, the A34, Oxford, Reading, and the M4 & M40 motorways.

Pasture Barn is a beautifully presented and spacious 3 bedroom, 3 bathroom barn conversion of approximately 2206 sq ft, built to an exacting standard with striking elevations of particular architectural note enjoying an advantageous position with wonderful far reaching views.

This contemporary and thoughtfully appointed property has much to enthuse over, with considerable attention to detail shown throughout. It has both flexible and well-appointed accommodation with modern elements integrating well whilst retaining traditional detail of exposed beams. Affording stylish and high-quality fixtures and fittings throughout, with a most impressive design to be enjoyed, Pasture Barn is an exquisite home in a most charming and convenient location, with early viewing being highly recommended.







## OUTSIDE

Privately situated, the barn sits peacefully behind planted boundaries, enjoying far reaching views, electric double gates open onto a spacious driveway. Delightfully attractive, the gardens and grounds have

recently been professionally landscaped with an attractive array of shrubs, wrapping their way around the property with lovely lawn and patio areas to both the front and rear of the property, simply perfect for following the sun round and for 'Al Fresco' dining.



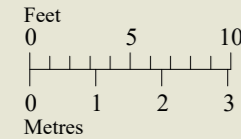


# Pasture Barn, Rectory Road, Streatley-on-Thames, Berkshire, RG8 9QB

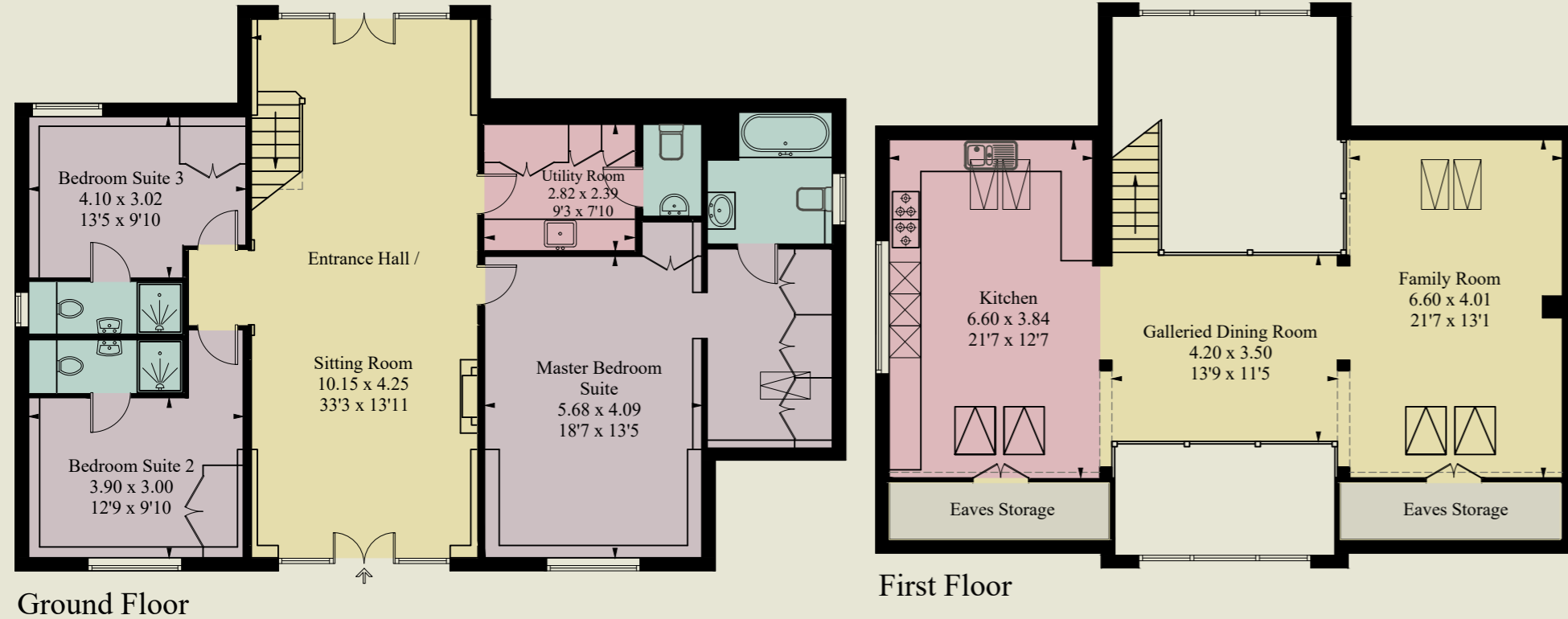
Approximate Gross Internal Area = 195 sq m / 2098 sq ft

Limited Use Area = 10 sq m / 107 sq ft

Total = 205 sq m / 2206 sq ft



= Limited Use Area



Ground Floor

First Floor

CREATESPACE DESIGN ref 316

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



## GENERAL INFORMATION

**Services:** Air Source Heat Pump Heating, Mains Water, Gas, And Electricity Connected To The Property.

Fibre to the door, with speeds up to 900mb available.

**Council Tax:** G

**Energy Performance Rating:** C / 76

**Postcode:** RG8 9QB

**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. Once at the top of the High Street, bear right onto the Wallingford Road, and after a short way along onto Wantage Road. In a further few hundred metres Rectory Road will be found off on the left. Continue past the Golf Club and the barns are found on the left-hand side before Golf Cottages. Pasture Barn is 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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