



THE REST

STREATLEY ♦ WEST BERKSHIRE

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THE REST

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Goring Station 1.5 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)

Most attractively situated close to woodland and the golf course, The Rest is a detached property in a delightful setting. It boasts a mature garden yet the property is located just a short walk or drive from Streatley and from the extensive amenities across the river in Goring-on-Thames with its mainline railway station providing direct access to London Paddington within the hour.

♦ A delightful residence with mature gardens and stunning views

♦ Within walking distance of Streatley village and the River Thames and the extensive amenities in the adjoining village of Goring-on-Thames including schooling, a wide range of shops and the mainline railway station to London Paddington in under an hour

- ♦ Private gated driveway
- ♦ Detached double garage
- ♦ Reception hall with Cloakroom

- ♦ Kitchen/Breakfast Room
- ♦ Boiler room
- ♦ Sitting room with wood burning stove
- ♦ Dining room with open fire

- ♦ 4 bedrooms
- ♦ Family bathroom

♦ In all, extending to approximately 1356 sq ft excluding detached garage

♦ Large mature garden with views



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 has grown substantially and is now the larger of the two.

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 where 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', whose catchment area encompasses the village with the school bus route passing through Streatley. In addition to having well revered local state primary and secondary schooling, the area is also extremely well served by an excellent range of Independent schools. Among these are 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 the School of St Helen & St Katharine.

To the west of the main village the ground rises steeply where the Berkshire Downslands meet the wide Thames Valley and from the top there are panoramic views into both Berkshire and Oxfordshire. Much of 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, a modern health centre, traditional inns, a hotel, library, dentist and, importantly, a main line railway station providing excellent commuter services to Oxford, Reading and London (Paddington). There is also easy access to the major local towns, including Oxford, Reading and Newbury, the M40 and M4 motorways, the latter linking directly to Heathrow Airport.

Crossrail services have now commenced which together with the electrification of the line, will significantly improve travelling times to Paddington and central City of London destinations.

PROPERTY DESCRIPTION

The Rest is a recently refurbished charming detached property, affording comfortable accommodation consisting of 4 bedrooms, family bathroom, 2 reception rooms and kitchen. It is situated in mature grounds and tucked away in a secluded location at the top of Streatley Hill yet just a short walk or drive from the main areas of the villages.

OUTSIDE

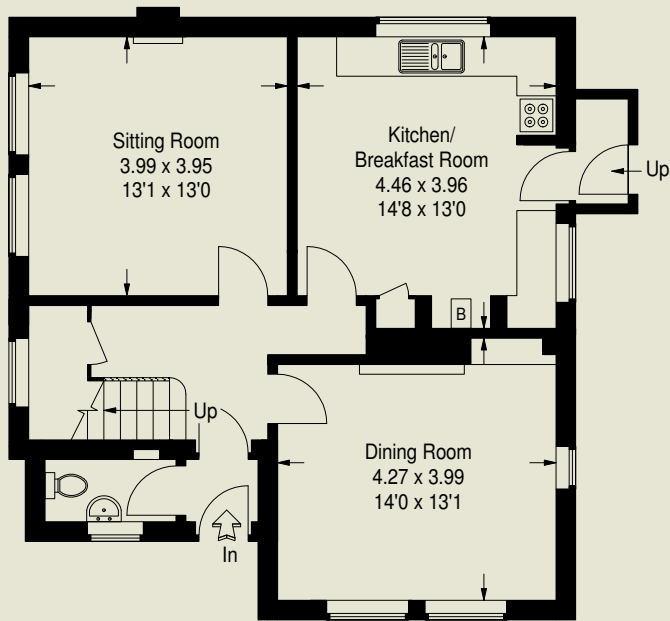
The property is quietly tucked away behind a wooden gate. The gravelled driveway extends round the front of the property and to the detached double garage providing ample parking.

The double garage has 2 front doors as well as side access and it has electrics. The gardens adjoin fields and offer wonderful views as well as much space to enjoy.

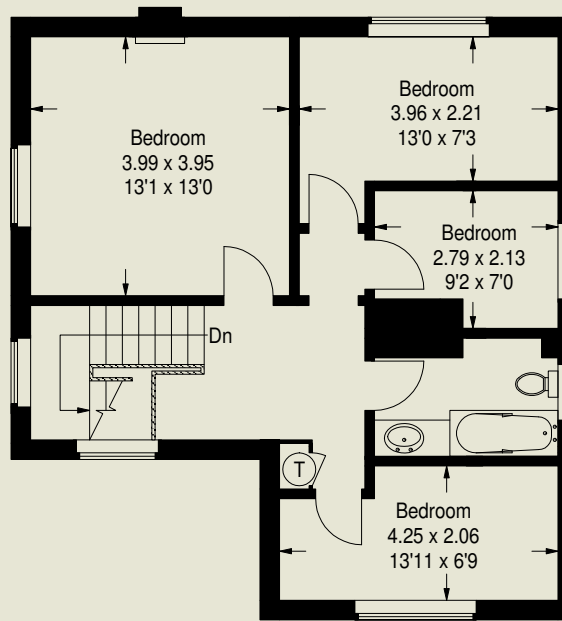


The Rest

Approximate Gross Internal Area = 126 sq m / 1356 sq ft



Ground Floor



First Floor

FLOORPLANZ © 2013 0845 6344080 Ref 111549

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

Services: Mains electricity and water are connected to the property. Oil fired central heating and hot water. Septic tank drainage.

Technology: GigaClear ultrafast broadband, up to 900mbs, available for connection.

Energy Performance Rating: D / 57

Postcode: RG8 9RE

The What3Words location is [///divisions.unframed.spends](#) which takes you onto the driveway.

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring-on-Thames, turn left and proceed over the river bridge up to the crossroads at Streatley-on-Thames. At the crossroads, head straight over and up Streatley Hill to the top, past the golf crossing and The Rest will be seen to your left, at the turning towards Southridge.

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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