



THE BEECHES

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)

In an elevated setting backing on to National Trust land, this lovely detached bungalow with light and airy accommodation provides a wonderful family home.

Idyllically located in a most desirable location within this quintessential English riverside village, privately situated in most attractive gardens and grounds of 0.27 of an acre yet just a short walk to extensive amenities and schooling in the village and across the river in Goring-on-Thames, as well as for the mainline railway station, providing direct access to London Paddington within the hour.

Built in 1978, the property offers well presented family accommodation extending to approximately 2744 sq ft, inclusive of double garage & store, affording 4/5 bedrooms, 2 bathrooms, and 4 reception rooms.

♦ A Lovely Presented Family Residence Backing On To National Trust Land Extending To Approximately 2744 Sq Ft With Gardens of Approximately 0.27 Of An Acre

♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Entrance Hall Extending Through The House
♦ 4 Receptions Rooms
♦ Kitchen with Separate Utility Room
♦ Conservatory

♦ 4/5 Bedrooms
♦ 2 Bathrooms

♦ In All Extending To Approximately 2744 Sq Ft Inclusive Of Double Garage

♦ Beautiful Landscaped Gardens and Grounds Of Approximately 0.27 Of An Acre



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.

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 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 revered 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 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.

Elizabeth line services have commenced from Reading which together with the electrifying of the line have significantly improved travelling times to Paddington and central London destinations.

PROPERTY DESCRIPTION

The Beeches is a detached bungalow built at the foot of National Trust land. Originating from 1978, the property is occupied by the original owners and has been kept in excellent order throughout. Offering flexible accommodation it features solid oak flooring, oak skirting boards and oak doors with large windows and patio doors allowing for much light.

Entrance is into a wide hall with cupboard and a second set of doors leading into the main house. The reception hall extends round the property with 2 large double cupboards, one being a large airing cupboard. There is a Study/Family Room/Bedroom 5 off the entrance hall. The sitting room has a gas fire. Both the Study and Sitting Room have patio doors opening onto a large balcony overlooking the front and down towards Goring on Thames. The dining room has beautifully restored parquet flooring and there are bi-fold doors opening onto a patio. The fitted kitchen is a Mark Wilkinson design and there is a separate utility room with back door. The conservatory overlooks the garden and leads straight out to a lovely terrace. There is a second Study or Exercise Room in the middle of the house. The main bedroom has a dressing area with two sets of triple wardrobes and an ensuite bathroom. There are French Windows opening to a south facing patio. There are three further double bedrooms all with built-in wardrobes. There is an additional shower room.

The property has been well cared for and slightly extended from its original design to include a larger entrance hall and utility room. There is scope for further extension, subject to planning permission.

Offering lovely light and airy accommodation with picture windows providing a wonderful house to garden connection.

OUTSIDE

The driveway to the property is a private shared driveway and offers parking for several cars in front of the double garage with



further parking inside the garage. There is hedging across the front boundary, with lovely borders behind having many shrubs and plants. Large, wide steps with an iron rail takes you up to the front door with path carrying on to the left and wooden gate taking you to the rear of the property. The main rear garden has various seating areas offering wonderful opportunities for "al fresco" dining, one coming off from the main bedroom and another from the conservatory. The remainder gardens are terraced with fully planted borders and an in-built seating area looking back at the property and lawned areas. There are 2 sheds and a summer house. At the top of the garden is a gate which takes you to National Trust land at the rear, with wonderful walks.

The integral garage is accessed from the front of the property on ground level, with an electric door. It has a useful store room within it. To the side of the house are steps down to a second utility room with floor and wall cupboards and access to the garage'.





The Beeches, Reading Road, Streatley-on-Thames, Berkshire, RG8 9JJ

Approximate Gross Internal Area (including Garage) = 245 sq m / 2637 sq ft

Summer House = 10 sq m / 107 sq ft

Total = 255 sq m / 2744 sq ft



CREATESPACE DESIGN ref 419

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. Heating and hot water from a gas fire boiler located in the garage.

Energy Performance Rating: D / 61

Postcode: RG8 9JJ

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 up to the crossroads at Streatley-on-Thames. At the crossroads, turn left and carry on for about 300 metres and the driveway for The Beeches will be found on the right hand side in an elevated position.

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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