



# OLD GOLF HOUSE BUILDING PLOT

RECTORY ROAD ♦ STREATLEY ON THAMES ♦ BERKSHIRE

**Warmingham**  
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RECTORY ROAD ♦ STREATLEY ON THAMES ♦ BERKSHIRE

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)

Privately situated on the edge of the village backing onto a Golf Course in a quiet rural valley setting surrounded by glorious open countryside and meadows with views across the Thames Valley into Oxfordshire. Easily accessible for the shops, amenities and mainline station for London in Goring on Thames and having outstanding schools in the local area. The M4 & M40 are both within easy reach as are Oxford, Reading & Newbury.

This is a rare opportunity to acquire a unique building plot and to be able to build an iconic new home.

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

♦ Stunning Grounds of Approx. 2/3 of an Acre (0.66 of an acre), With Planning Permission Granted For A Five Bedroom House and Further Planning Permission Being Submitted For A Five / Six Bedroom House



## SITUATION

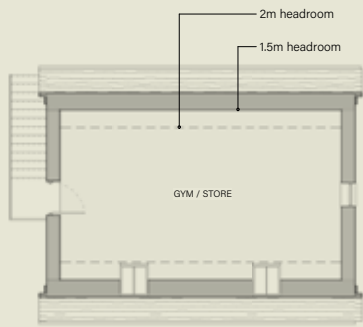
Rectory Road lies on the north west fringe of Streatley and leads out of the village to the Golf Course and ends in a further ¾ mile at Warren Farm. From here the historic ridgeway path begins its journey up and over the Berkshire Downlands, having crossed the Thames at Goring from the Chilterns. The road itself, which lies on a raised escarpment overlooking the Downs, has only a cluster of houses mainly individual and many dating from around the turn of the last century.

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.

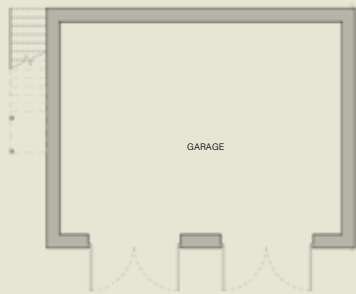
The interesting High Street, which forms the central part of the village running down to the river and the bridge over to Goring, is a ‘Conservation Area’ with a wealth of period properties many of considerable architectural merit including a thatched cottage, a beautiful William and Mary house and an 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, doctors surgery, 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 Crossrail services into central London.



FIRST FLOOR - approx. 38sqm



GROUND FLOOR - approx. 49sqm



EAST ELEVATION



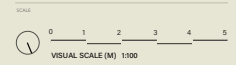
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



**GENERAL NOTE**  
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REVISION	DESCRIPTION	DATE
STATUS		

## MARKETING

PROJECT TITLE  
**THE OLD GOLF HOUSE, RECTORY ROAD, STREATLEY, RG8 9QA**

DRAWING TITLE  
**GARAGE PLANS & ELEVATIONS**

DATE ISSUED: 20/12/23  
DRAWN BY: IG  
SCALE: 1:100

PROJECT - DRAWING NO. - REVISION  
**23009-ME001 I -**

The Big Barn: Units 8-10, Oddington Grange, Weston-on-the-Green, Oxfordshire, OX28 3QW  
+44 (0) 1865 873936 | info@andersonorr.com | andersonorr.com

**AndersonOrr**

C:\Users\j.gerbachkova\Nimbox Vault\AO PROJECTS\2023 JOBS\23009 The Old Golf House\AO\DOCUMENTS\05 PLANNING\23009-P-21-AR-P1 Main House OPT 2 - MARKETING.rvt

Behind Streatley the ground rises steeply where the Berkshire Downs 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 have commenced from Reading which together with the electrifying of the line have significantly improved travelling times to central London destinations.

Planning permission has been granted for the site. The permission was granted in August 2021, and is for the most visually pleasing 5 bedroom modern and contemporary home, over 2 floors with spacious and flexible well-appointed layouts internally.

Further details of the planning permissions obtained can be found below:

- ◆ 23/00917/FUL
- ◆ Granted December 2023

1. Gross internal floor area of the main house (excluding second floor) - approx. 480sqm
2. Gross internal floor area of the garage and the accommodation above - approx. 87sqm
3. Combined gross internal floor area - approx. 567sqm

Additional Planning Permission (due for submission w/b 11 March 24) for a Five / Six Bedroom House:

1. Gross internal floor area of the main house (including the second floor) - approx. 584sqm
2. Gross internal floor area of the garage and the accommodation above - approx. 87sqm
3. Combined gross internal floor area - approx. 671sqm

◆ 0.66 acre plot (Approximate)

Please see the West Berkshire Council planning portal for full details of the planning permission, quoting the above planning references, or enquire at the offices of Warmingham & Co.

Quite stunning, the plans afford a most visually pleasing modern and contemporary home, with spacious and flexible well-appointed layouts internally.

A wonderful opportunity afforded, for either private buyers or development companies seeking a development opportunity, early viewing is advised.

A most attractive approach is afforded, from Rectory Road itself, with the gated private drive.

The grounds provide great privacy and seclusion, whilst still enjoying the far-reaching views over the farmland opposite, and beyond across The River Thames towards Oxfordshire.

The grounds are expansive and provide a most inviting plot to enjoy, whilst being impressively flat for the location so close to Lough Down and Streatley Hill an AONB adjoining National Trust Land.

Most spectacular and secluded, the grounds enjoy unrivalled views, extending to approximately 0.66 of an Acre, and must be viewed to be fully appreciated.



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



**GENERAL NOTE**  
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A Minor amendments 24/01/24  
24/01/24

**MARKETING**

PROJECT TITLE  
**THE OLD GOLF HOUSE, RECTORY ROAD, STREATLEY, RG8 9QA**

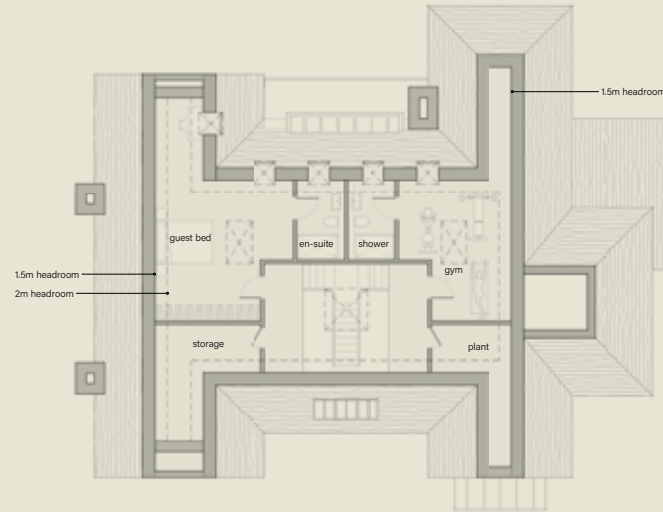
PROPOSED ELEVATIONS  
DATE 20/12/23 DRAWN BY IG SCALE 1:100

**23009-ME0010-A**

The Big Barn, Units A-B, Oldington Grange  
Warren-on-the-Green, Colchester, CO2 3QW  
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FIRST FLOOR - approx. 228sqm



SECOND FLOOR OPTION - approx. area 104sqm



GROUND FLOOR - approx. 252sqm



ROOF PLAN

0 1 2 3 4 5  
VISUAL SCALE (M) 1:100

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B	Minor amendments	26/02/24
A	Minor amendments	24/01/24

**MARKETING**  
 THE OLD GOLF HOUSE, RECTORY ROAD, STREATLEY, RG8 9QA  
 PROPOSED FLOOR PLANS  
 20/12/23 IG 1:100

**23009-MP0030-B**  
 The Big Barn Units & 15, Oldington Grange, Warren-on-the-Green, Colchester, CO3 3QW  
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## GENERAL INFORMATION

**Services:** Mains water and electricity are both available on site. Mains gas is available in the road for connection. Private drainage will be required to be installed as there is no mains drainage available in the road.

**Postcode:** RG8 9QA

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

## THE ARCHITECT

Anderson Orr

Established in 2000, Anderson Orr is a fourth generation, design-led, RIBA chartered architectural practice that specialises in high-end private residential work - from London, through Oxfordshire, to the Cotswolds.

Website: [www.andersonorr.com](http://www.andersonorr.com)

Instagram: @anderson.orr

LinkedIn: @Anderson Orr

## 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, with Old Golf House land being shortly after reaching the golf club on the left.

## 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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