



CARRAMAR  
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)

Privately situated within a plot of 0.6 of an acre and offering a wonderful opportunity. This detached 3 bedroom house is within walking distance of the high street and a short hop to the river Thames, village shops and restaurants, schooling, and mainline railway station, which provides direct access to London within the hour.

♦ Offering A Rare Opportunity

♦ A Detached 3 Bedroom House

♦ 3 Reception Rooms

♦ Cloakroom

♦ Kitchen

♦ Shower Room

♦ 0.6 Acre Secluded Plot

♦ In All Extending To Approximately 1313 Sq Ft

♦ Detached Garage



## 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, 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.

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

Built around 1960, Carramar is an individual detached chalet style property with part rendered and wood cladded walls on red brick with a clay tile roof. Low steps lead up to the front door with porch and then into the entrance hall. Original herringbone floor runs through the entrance and to most of the downstairs areas. There is a good sized cloakroom and staircase in the inner hall. The sitting room has a fireplace and overlooks the front of the house, with large windows providing a tranquil aspect. The dining room sits next to the kitchen with views to the back. The kitchen has a store room plus rear lobby and door to outside. There is an office/study to the far end of the house. Some windows have been replaced with wooden double glazed units. Upstairs the landing has an airing cupboard and provides access to 3 bedrooms and shower room. 2 of the bedrooms have built in wardrobes. With scope to renovate and extend, subject to relevant planning permission, Carramar is a wonderful opportunity and an early viewing highly recommended.

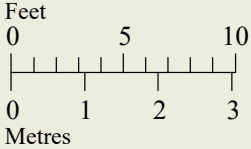
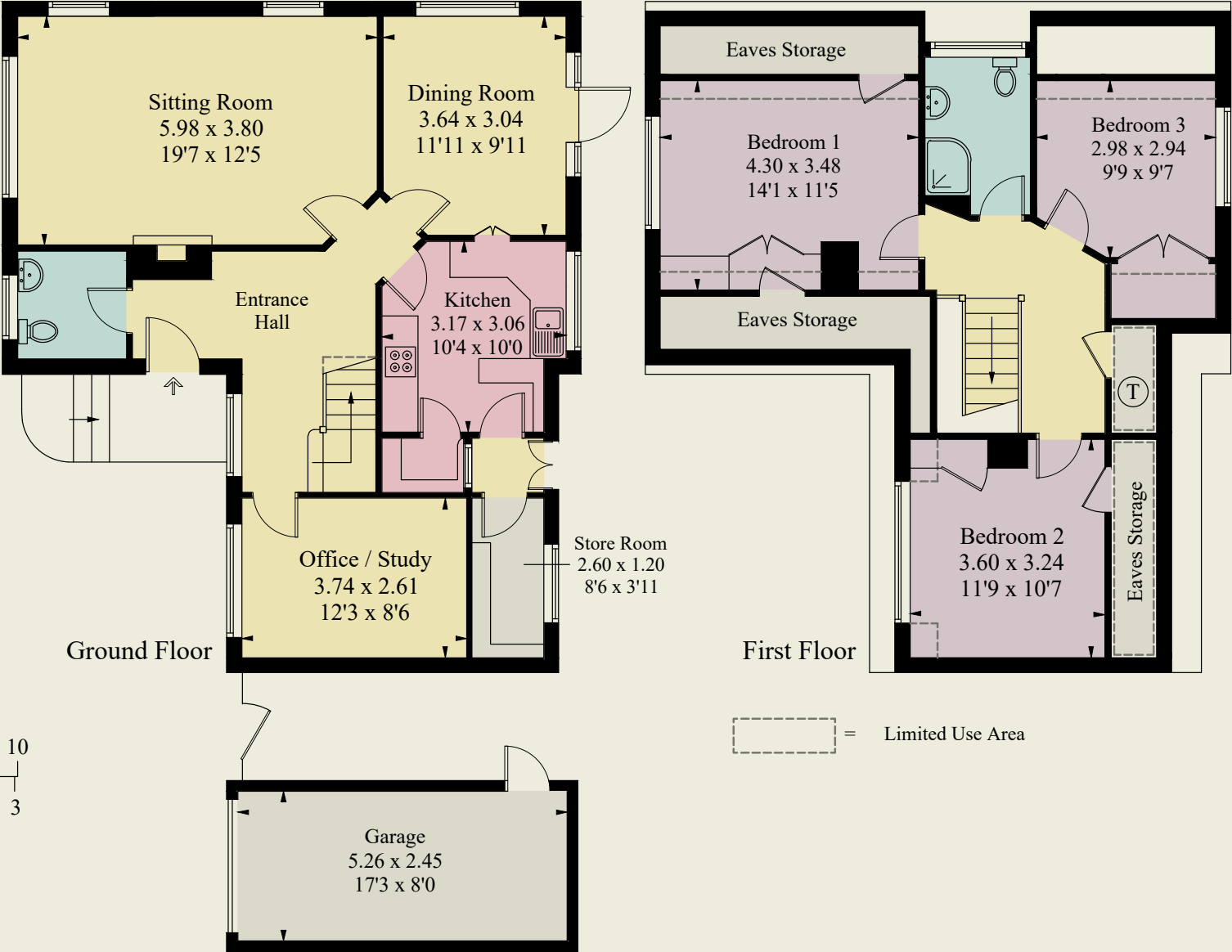
## OUTSIDE

A driveway off Wantage Road leads all the way down to various properties, with Carramar being one of the last on the left. Its private gravelled driveway takes you to the detached garage which sits to the right hand side of the house. The house sits within the middle of the plot and offers seclusion all round, amongst hedging and mature trees. There is a large lawn to the front which continues to the side and rear of the property. At the back is a "wooded area" with many specimen trees.



# Carramar, Wantage Road, Stratley-on-Thames, Berkshire, RG8 9LB

Approximate Gross Internal Area = 122 sq m / 1313 sq ft    Limited Use Area = 17 sq m / 182 sq ft  
 Garage = 13 sq m / 139 sq ft  
 Total = 152 sq m / 1636 sq ft





## GENERAL INFORMATION

**Services:** Mains gas, electricity and water are connected. Central heating and domestic hot water from gas boiler located in the kitchen. Secondary hot water supply from immersion heater.

**Council Tax:** G

**Energy Performance Rating:** TBC

**Postcode:** RG8 9LB

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

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices turn left and continue along the high street and over the river bridge to Streatley High Street. At the traffic lights turn right and take the next left into Wantage Road. After approx. 350 yards there is a small driveway on the right with several house names, including Carramar. Continue down this driveway and Carramar will be found on the left hand side, second to last house towards the far end.

## 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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