



THE GRANARY

STREATLEY-ON-THAMES ♦ BERKSHIRE



THE GRANARY

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)

Idyllically located in a most desirable location in the very heart of this quintessential English riverside village, just a short hop to London on the train, in well under the hour, with extensive amenities and outstanding schooling all within walking or short driving distance, The Granary affords most light and contemporary accommodation which extends to approximately 3,562 sq ft, privately situated on the banks of The River Thames, enjoying a relaxing ambience and outlook, with panoramic views of the river in abundance, set in delightful riverside gardens and grounds of approximately 0.27 of an acre, with approximately 130 feet of river frontage.

Early viewing is advised to fully appreciate the simply wonderful and quite rare opportunity afforded.

- ♦ Quintessential English Riverside Village Within Close Walking / Driving Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In well Under The Hour
- ♦ A Rare Opportunity To Acquire A Contemporary Home of Stunning Design Set In Approximately 0.27 Of An Acre Of Part-Walled Gardens & Grounds, With Approximately 130 Feet Of River Frontage
- ♦ Panoramic Views Over Private Gardens & The Adjoining River Thames
- ♦ Grand Entrance Hall / Snug
- ♦ Lift
- ♦ Cloakroom
- ♦ Kitchen / Dining Room
- ♦ Utility Room and Plant Room
- ♦ Family Room / Bedroom 5
- ♦ Drawing Room With Spacious Balcony
- ♦ Grand Galleried Landing / Music Room
- ♦ Master Bedroom Suite With Dressing Room & En-Suite Bathroom with Separate Shower
- ♦ 2 Further Double Bedrooms
- ♦ Family Bathroom
- ♦ Cinema Room / Bedroom 4
- ♦ Shower Room
- ♦ Double Oak Framed Garage With Electric Doors, Room Above And Separate Store
- ♦ Internally Extending To Approximately 3,562 Sq Ft
- ♦ Stunning Mature Riverside Gardens & Grounds Of Approximately 0.27 Of An Acre
- ♦ Approximately 130 Feet Of River Frontage

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 boast 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.

Crossrail (Elizabeth Line) services have commenced from Reading, with the full service scheduled to commence in shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.





THE GRANARY

Rarely available to the market, The Granary offers would be buyers a simply wonderful opportunity to acquire something quite special, both a lifestyle and home, just a short distance from London.

A private position in the heart of the village to be enjoyed, situated in beautiful mature part-walled gardens and grounds on the banks of The River Thames, affording panoramic views, which only enhance the elegant style of the property.

The property is privately approached off Vicarage Lane with a generous walled forecourt area. There is a double oak framed garage to one side with electric doors, and a room above and a separate store.

The driveway rolls seamlessly on to the lawned garden, which spans the width of the property, interspersed with an array of mature trees and shrubs.

From the driveway steps lead to the rear terrace and glazed doors which open through to the galleried entrance hall.

The property is most spacious, affording 4 / 5 bedrooms, 3 bathrooms and 3 / 4 reception rooms, and in all extends to approximately 3,562 sq ft internally.

A most stunning contemporary home, well apportioned and light, and quite engaging to the outside surrounding, encouraging 'Al Fresco' living, whether it be in formal gardens to the rear, or riverside gardens to the front.

The property adjoins The River Thames with River frontage of 130 Feet. From here lovely views over the river can be enjoyed, with an extensive array of mature trees and shrubs.

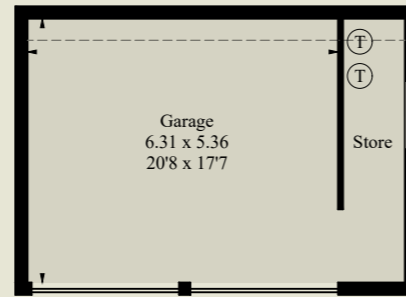
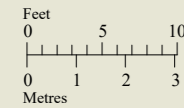
In all the formal gardens and grounds extend to approximately 0.27 acre.

A simply wonderful lifestyle and most charming yet contemporary home, very rarely seen locally to the market, The Granary must be viewed to be fully appreciated.



The Granary, High Street, Streatley-on-Thames, Berkshire, RG8 9HS

Approximate Gross Internal Area = 284 sq m / 3056 sq ft
 Limited Use Area = 10 sq m / 107 sq ft Garage = 37 sq m / 398 sq ft
 Total = 331 sq m / 3562 sq ft



(Not Shown In Actual Location / Orientation)

= Reduced head height below 1.5 m



CREATESPACE DESIGN ref 287

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



GENERAL INFORMATION

Services: Mains electric, drainage, and water are connected to the property. Air source heat pump and underfloor electric heating with zone control.

Energy Performance Rating: C

Postcode: RG8 9HS

Local Authority: West Berkshire District Council
 Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

On leaving our offices in the village turn left and proceed down the High Street and cross over the River bridge into Streatley. Then take the first turning on the left into Vicarage Lane where the entrance to The Granary will be found a short way long on the left 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.



01491 874144

4/5 High Street, Goring-on Thames
 Nr Reading RG8 9AT
 E: sales@warmingham.com
 www.warmingham.com

