



# WESTERLY COTTAGE

WESTRIDGE GREEN ♦ NR STREATLEY ON THAMES ♦ BERKSHIRE

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Streatley on Thames - 2 miles ♦ Goring on Thames Station - 2.7 miles  
♦ Wallingford - 6.5 miles ♦ Pangbourne - 6.5 miles ♦ Oxford - 19 miles ♦  
Newbury - 11 miles ♦ Reading - 11 miles ♦ M4 at Theale (J12) - 11 miles  
♦ M4 at Chieveley (J13) - 9.5 miles  
(Distances approximate)

In a rural Hamlet high up on the Berkshire Downs just to the West of Streatley on Thames an individual semi-detached 4 bedroom Cottage recently extended and fully refurbished occupying an enviable position with stunning views to the rear over delightful rural countryside.

- ♦ Surrounded by glorious rolling Downland countryside designated an A.O.N.B.
  - ♦ Adjoining Yattendon Estate farmland and wooded countryside
  - ♦ Convenient location with excellent road and rail communications

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- ♦ Oak framed Porch under tiled roof
    - ♦ Entrance Hall
    - ♦ Cloakroom

- 
- ♦ Contemporary Kitchen
  - ♦ Glazed Dining Room/Family Room
  - ♦ Sitting Room with brick fireplace

- 
- ♦ Master Bedroom with En Suite Shower
    - ♦ 2nd Floor Guest Suite
    - ♦ 2 Further Bedrooms
  - ♦ Family Bathroom with separate Shower

- 
- ♦ Gravelled Driveway/Forecourt
  - ♦ Lawned rear Garden with fabulous rural outlook



## SITUATION

Situated on the Berkshire Downslands some 550 feet above sea level is the small rural community of **Westridge Green** centred mainly around an open Green and comprising a cluster of interesting properties many dating from the Victorian and Edwardian eras together with a fine Georgian Farmhouse and a number of superbly converted Farm Barns.

Much of the surrounding farmland and countryside is owned by the Yattendon Estate which has helped to retain the rural way of life and limited obtrusive development as well as being 'caring' custodians of the land.

The notable village of Aldworth is just over a ½ mile away with its main prized Bell Inn owned by the same family for many generations.

Also close by is the picturesque village of Streatley on Thames with its neighbouring village Goring on Thames lying opposite on the Oxfordshire bank of the River offering an excellent range of shops, restaurants and facilities including a mainline Station with fast commuter services up to London (Paddington).

In the local area there is a good number of both Private and State schools including the acclaimed "Downs" secondary school for which there is a school bus stop close by in the village.





## PROPERTY DESCRIPTION

Westery Cottage is believed to date originally from 1848, and has been sympathetically extended by the current owners, transforming it into a fantastic contemporary family sized 4 bedroom home whilst retaining its original character. An attractive oak framed porch leads to the Entrance Hall, and on to the Cloakroom and spacious fitted Kitchen with a host of in-built equipment. Beyond this is a large part-glazed Dining/Family Room with bi-folding doors onto the garden, and Sitting Room with brick fireplace and wood burning stove.

To the first floor are 3 bedrooms, including the Master Bedroom with En-Suite which takes full advantage of the spectacular open views, and a family Bathroom with separate shower. To the second floor is an impressive Guest Suite with spacious Bathroom with exposed brick wall and dressing area.

Early viewing is advised to fully appreciate the wonderful rural setting.





## OUTSIDE

Set back from the road, the property has a wide hedged frontage with a gated entrance and gravelled forecourt providing ample parking and leading to a timber built detached Double Garage/Workshop.

Side access is available to the main garden to the rear enjoying a most dramatic outlook over undulating Downland countryside and Estate owned farmland. Mainly laid to lawn, with mature

planted borders and a timber store shed & greenhouse to one side. A wide paved terrace accessed from the Dining Room provides the perfect spot for 'al-fresco' dining and the post and rail rear boundary fence affords uninterrupted stunning open views over the adjoining farmland and rolling Downlands beyond.





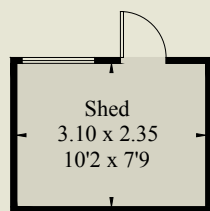
# Westerly Cottage, Westridge Green, Streatley, Reading, RG8 9RJ

Approximate Gross Internal Area

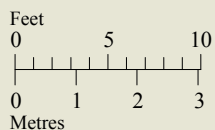
House = 182.6 sq m / 1966 sq ft

Garage = 36.1 sq m / 388 sq ft

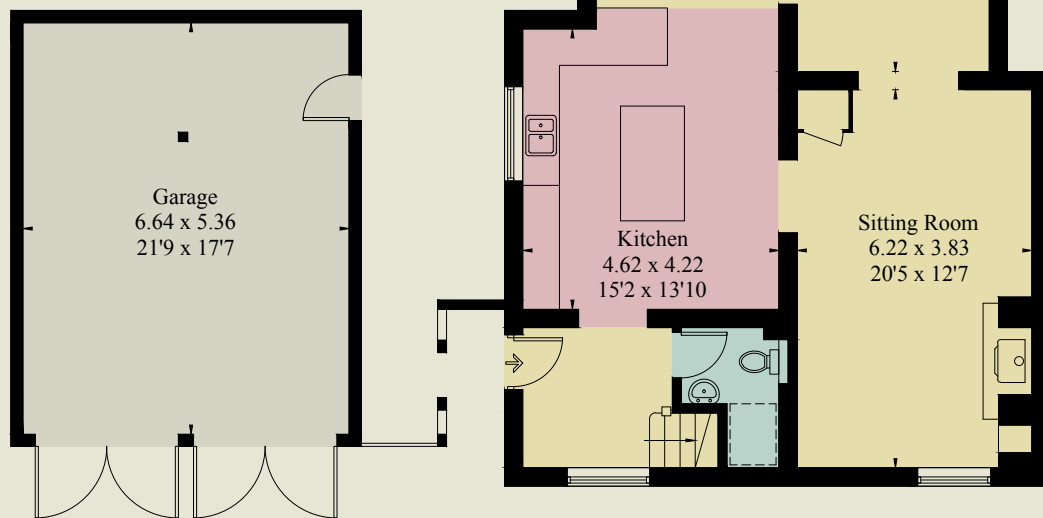
Total = 218.7 sq m / 2354 sq ft



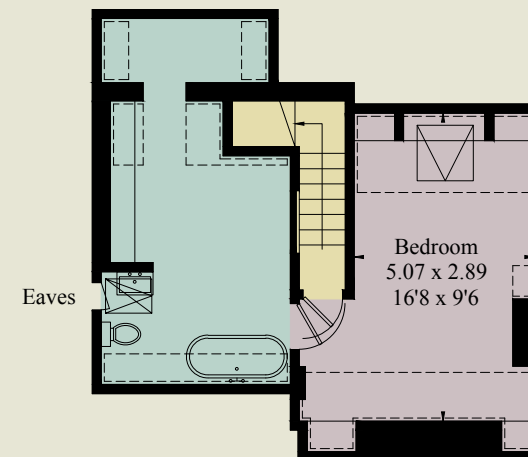
(Not Shown In Actual Location / Orientation)



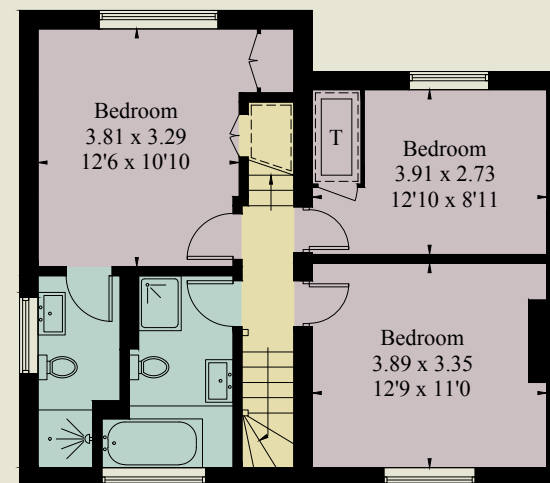
= Reduced headroom below 1.5m / 5'0



Ground Floor



Second Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 167766

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. 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 water and electricity are connected. Private drainage. Central heating and hot water from oil fired boiler. Underfloor heating to the ground floor.

**Council Tax:** D

**Energy Performance Rating:** D / 65

**Postcode:** RG8 9RJ

**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 turn left and proceed down the High Street over the River bridge and up to the top of Streatley High Street. At the traffic lights continue straight over and up the hill. In a further 2 miles on reaching Westridge Green, Westerly Cottage will be found on the right hand side just before the green itself, being the left hand of a single pair.

## 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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