



YEW TREE COTTAGE

THE COOMBE ♦ STREATLEY ON THAMES ♦ BERKSHIRE

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Goring (London Paddington within the hour) ♦ Streatley High Street/River ½ miles ♦ Reading 10 miles (London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles
(Distances and times approximate)

A charming semi detached 3 bedroom house situated in a large elevated garden with stunning views, affording attractively arranged spacious accommodation on 3 floors and with potential for extending, subject to relevant planning permission.

Situated in an area of outstanding natural beauty at the foot of far reaching National Trust land within the heart of this favoured Thameside village, and conveniently placed for the village primary school as well as for the excellent range of shops and amenities in the adjoining village of Goring on Thames located just over the River bridge in Oxfordshire, which includes a mainline station affording access to London Paddington in under the hour.

- ♦ Driveway
- ♦ Covered Porch
- ♦ Detached Garage

- ♦ Sitting Room with Fireplace
- ♦ Dining Room with Fireplace, Cupboard and Door to the Garden
- ♦ Kitchen
- ♦ Utility Room
- ♦ Cloakroom

- ♦ 1st Floor Landing
- ♦ 2 Double Bedrooms
- ♦ Family Bathroom

- ♦ 2nd Floor Landing
- ♦ 3rd Bedroom
- ♦ Large Eaves Storage

♦ In All Approximately 1,550 Sq Ft

- ♦ Private & Mature South-East Facing Gardens backing onto woodland



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 and outstanding local state primary and secondary schooling, including a primary school within Goring-on-Thames itself, 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 East and West destinations.

PROPERTY DESCRIPTION

Yew Tree Cottage sits about a quarter way up a long cul de sac called The Coombe.

Dating from the early part of the last century, the cottage is of traditional construction and designed in the Edwardian Villa style, having appealing red brick elevations with corbelling under a steeply pitched, clay tile roof, with tiled cottage dormers.

Entrance is through a porch and into the sitting room which has a fireplace and access to the dining room. The dining room also has a fireplace and there is a door leading out to the garden. The kitchen has steps up the utility room with a cloakroom at the end. On the first floor are 2 double bedrooms and the family bathroom. On the second floor is a third bedroom with large eaves storage.

A charming property with potential to extend, subject to planning permission.

OUTSIDE

Privately accessed off The Coombe, the front driveway offers parking for several cars plus there is a detached garage. There is a front grassed area leading up to the front steps.

The gate to the side takes you to the rear garden which is a key feature of the property, being South-East facing and gently sloping up to National Trust woodland at the rear, through which there are superb walks to the hills beyond, overlooking Streatley and the Goring Gap. A pedestrian gate from the garden gives access directly into the woodland, which forms a delightful rural backcloth, containing mainly deciduous trees.

Halfway up the garden is a sitting area, perfect for al fresco dining and watching the sun-sets over Lardon Chase.

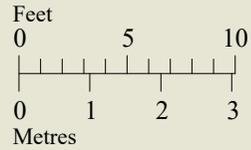
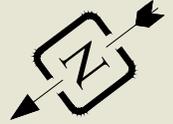


Yew Tree Cottage, The Coombe, Streatley-on-Thames, Berkshire, RG8 9QL

Approximate Gross Internal Area = 96 sq m / 1033 sq ft

Limited Use Area = 20 sq m / 215 sq ft Garage = 28 sq m / 301 sq ft

Total = 144 sq m / 1550 sq ft



= Limited Use Area



CREATESPACE DESIGN ref 339

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



GENERAL INFORMATION

Services: Mains electricity, water and drainage are connected to the property. Central heating from gas fired boiler and high pressure hot water system.

Energy Performance Rating: 55 / D

Postcode: RG8 9QL

Local Authority: West Berkshire District Council

Telephone: 01635 42400

VIEWING

Strictly by prior appointment through Warmingham & Co

DIRECTIONS

From our offices in the centre of Goring on Thames turn left and proceed down the High Street continuing over the River Bridge across the Thames and up to the top of Streatley on Thames High Street. Proceed through the traffic lights heading up the hill and take the first left into The Coombe and continue up for about 150 metres and Yew Tree Cottage will be found on your 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.



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