



HIGH MEADOW COTTAGE

STREATLEY ON THAMES ♦ BERKSHIRE

Warmingham
www.warmingham.com

HIGH MEADOW COTTAGE

STREATLEY ON THAMES ♦ BERKSHIRE

Goring on Thames - 0.6 miles ♦ Reading - 10 miles ♦

Newbury - 12 miles ♦ Oxford - 19 miles ♦ Wallingford - 5 miles ♦

Henley on Thames - 13 miles ♦ M4 at Theale (J12) - 10 miles ♦

M40 at Lewknor (J6) - 15 miles (Distances approximate)

Near the historic High Street of this prestigious Village on the River Thames, a beautifully presented 3 bedroom, 2 bathroom detached house conveniently placed for the village primary school as well as for the excellent range of shops amenities and mainline railway station at Goring on Thames with access to London Paddington

An appealing individual detached house of approximately 1,603 sq ft including detached double garage in an exceptional village setting.

♦ Driveway and Detached Double Garage

♦ Porch

♦ Reception Hall with Cloakroom

♦ Study

♦ Sitting Room with Fireplace

♦ Kitchen

♦ Utility Room

♦ Dining/Family Room

♦ Landing

♦ Main Bedroom with Walk In Wardrobe and Ensuite Shower Room

♦ 2 Further Bedrooms

♦ Family Bathroom

♦ Private Rear Garden Terrace

♦ Spacious Accommodation of Approximately 1,603 sq ft



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 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 Downs 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

High Meadow Cottage is a most attractive individual property, beautifully presented offering well appointed accommodation. Entrance is into the hallway which has stair access and cloakroom. There is hard flooring to the whole of downstairs. There is a study at the front of the property, perfect for home working. The sitting room has a log burner and leads into the family/dining room which has bi-fold doors taking you into the garden. The kitchen has been recently fitted with new units and there is a lovely island. The utility room leads off the kitchen and there is a back door for rear access. Upstairs is carpeted to the stairs and bedrooms. The main bedroom has a walk-in wardrobe and ensuite shower room. There are 2 further bedrooms and family bathroom. All bathrooms have been recently fitted.

Presented to a high standard, High Meadow Cottage offers lovely light and airy accommodation. An early viewing is recommended.

OUTSIDE

The private paver driveway offers ample parking in front of the double garage. The garage has 2 separate doors for access and there is potential to put a room above, subject to relevant planning permission. There is colourful planting to the front of the property and steps leading up to the front door. A pedestrian gate takes you to the south facing rear garden which is hard landscaped. The terrace runs the width of the property, perfect for al fresco dining. With brick and fence boundaries, the garden offers a lovely sunny tranquil space.

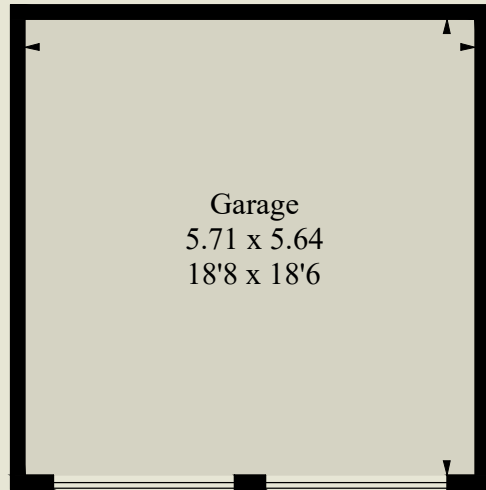


High Meadow Cottage, Streatley Hill, Streatley-on-Thames, Berkshire, RG8 9RD

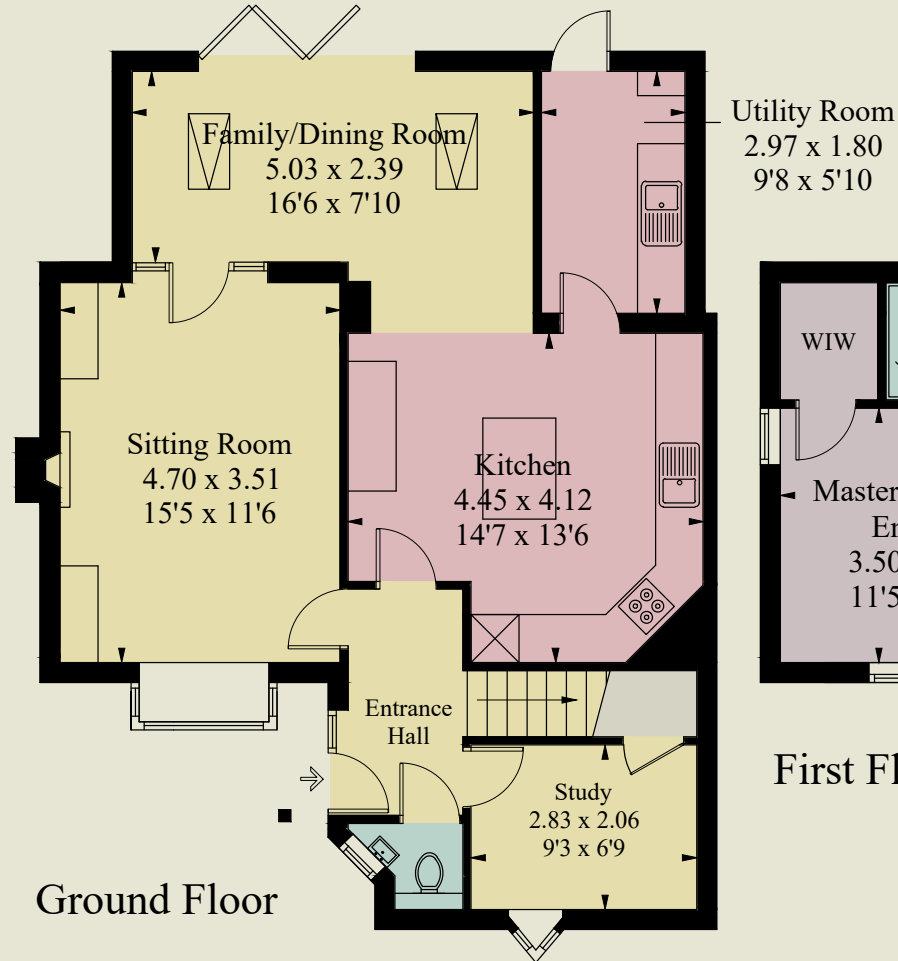
Approximate Gross Internal Area = 117 sq m / 1259 sq ft

Outbuilding = 32 sq m / 344 sq ft

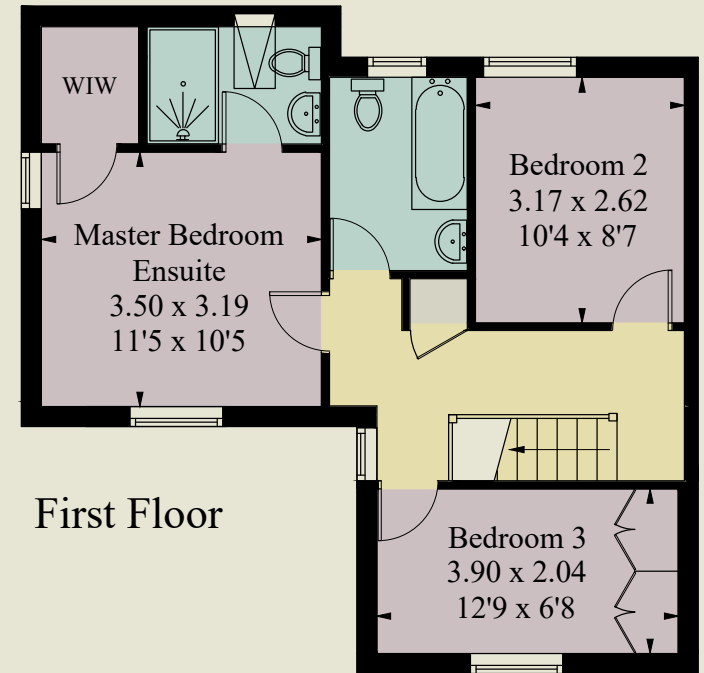
Total = 149 sq m / 1603 sq ft



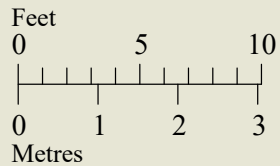
(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor





GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and hot water from newly fitted gas fired boiler.

Council Tax: F

Energy Performance Rating: C / 73

Postcode: RG8 9RD

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 bear left and continue down the High Street and over the River Bridge into Streatley High Street. Proceed to the traffic lights at the top and continue over towards Streatley Hill. High Meadow Cottage is the first property on the left hand side after The Bull pub.

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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

