



PENSYLVA

THE COOMBE ♦ STREATLEY ON THAMES ♦ BERKSHIRE



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Goring Station 1 ½ miles ♦ Wallingford 5 miles ♦ Reading 10 miles
♦ Henley on Thames 14 miles ♦ Newbury 14 miles ♦ Oxford 18 miles ♦
M4 at Theale (J.12) 10 miles ♦ M40 at Lewknor (J.6) 15 miles
(Distances approximate)

In an elevated and picturesque setting, nestling at the top of a quiet cul-de-sac with stunning views of the surrounding scenic National Trust owned wooded hillsides above Streatley on Thames and down towards the 'Goring Gap'.

An individually designed detached 3 bedroom bungalow offering well appointed accommodation of 2,152 sq ft sitting within a generous plot size of 1.35 Acres offering a unique opportunity, having had previously approved planning permission to add a second storey.

- ♦ Lobby
- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Detached Garage
- ♦ 2 Store Rooms
- ♦ Sitting Room with Fireplace
- ♦ Garden Room
- ♦ Dining Room
- ♦ Kitchen
- ♦ Large Driveway
- ♦ Mature Gardens & Grounds of 1.35 Acres
- ♦ Adjoining National Trust Woodland
- ♦ Main Bedroom with Ensuite Shower Room
- ♦ 2 Further Double Bedrooms
- ♦ Family Bathroom with Bath and Separate Shower
- ♦ Previously Approved Planning Permission, Currently Being Renewed
- ♦ Breathtaking Views All Around

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 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 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 electrification of the line has significantly improved travelling times to East and West destinations.

The Coombe is a long cul-de-sac road rising up to the top from where a footpath leads up onto the surrounding National Trust wooded hillsides and Lardon Chase which overlooks Streatley and from where there are dramatic views right across the 'Goring Gap'. The road comprises a mixture of interesting residential properties some dating back to the late Victorian and Edwardian eras and there is easy access into the central village Conservation Area and historic High Street. Located at the bottom of the road is the village primary school. Streatley Primary Schools has a widespread reputation for being a friendly run school that continues to achieve the highest recognition through it's pupils achievements. A further advantage is that Streatley Primary School is one of 'The Downs Secondary School's' feeder schools. Again The Downs continues to be regarded as one of the very best secondary schools within the area, maintaining a long and well regarded reputation.

PROPERTY DESCRIPTION

Occupying an advantageous elevated position, Pensylva is an individually designed detached bungalow with large rooms and extending to 2,125 sq ft including garage, standing in a generous plot of approximately 1.35 Acres. The front door opens into a lobby with further door into a central reception hall. The sitting room has a fireplace and leads into both the dining and garden room. There are large picture windows throughout the reception rooms, with clear panoramic views of the stunning garden and Chiltern's beyond. The kitchen has a breakfast bar for more casual dining and there are doors leading out onto the terrace from here and also the garden and dining rooms, which have huge appeal for an "al fresco" lifestyle and connects the garden beautifully. The main bedroom has built in double wardrobes and an ensuite shower room. Sliding doors gives access onto the terrace. There are 2 further double bedrooms, one with wall to wall fitted wardrobes and there is a separate cloakroom and a family bathroom with bath and separate shower. The accommodation enjoys an appealing outlook all around, from the front and back gardens, surrounding wooded hillsides and wonderful scenic treetop views of the Streatley landscape. Previously planning to add a second storey was approved, currently awaiting renewal. Link to planning below:

<https://publicaccess.westberks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SU171N RD0HE00>





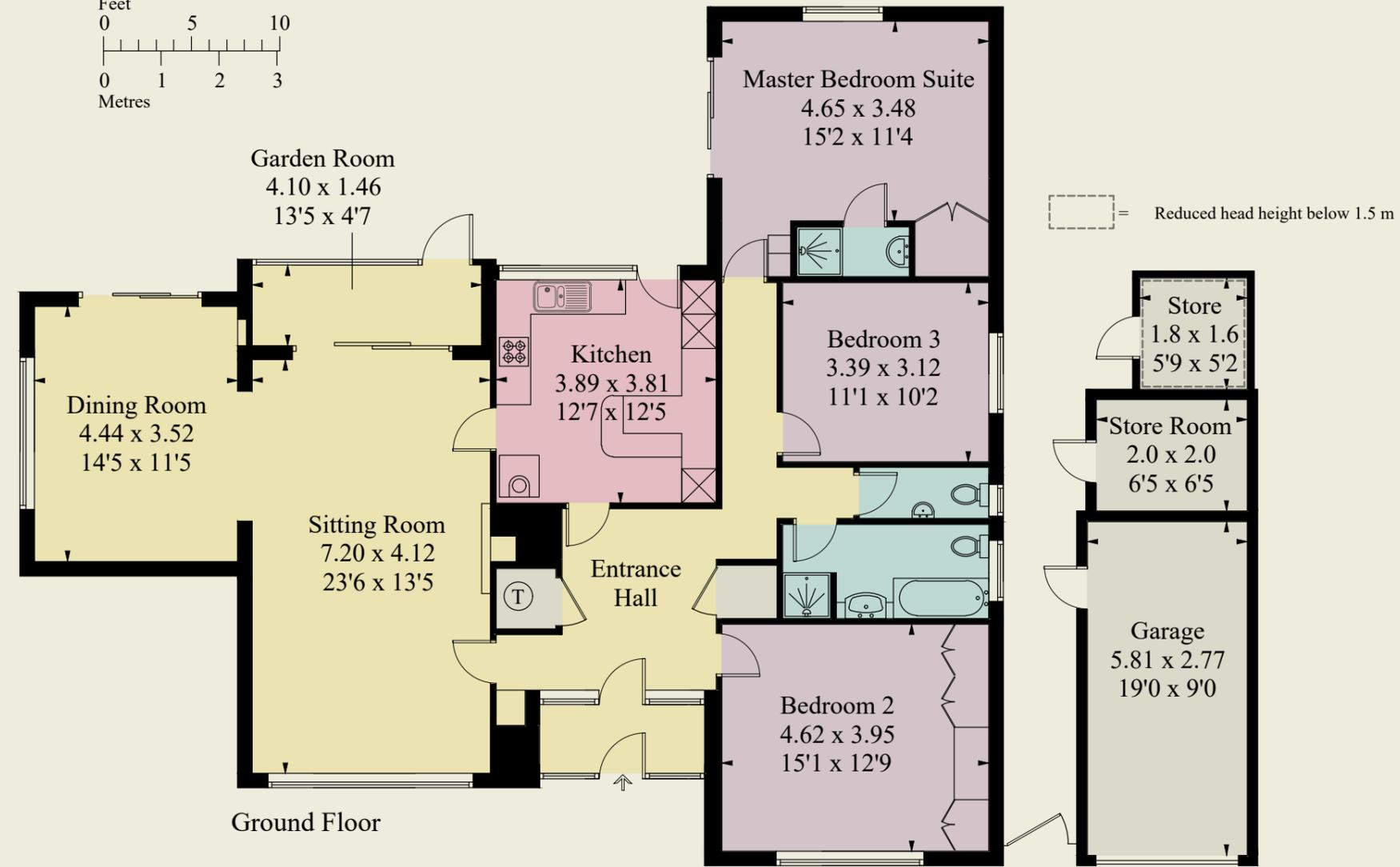
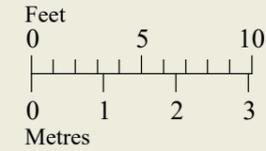
OUTSIDE

The property is approached at the top of The Coombe and onto a large bricked driveway, sweeping up to the property and affording ample parking space for many cars and leading to the garage. Low steps lead up to the front of the house leading to the front door and around to the rear garden. The front has mature trees offering total privacy and flanked by large lawns with bountiful borders full of flowering plants. The property adjoins National Trust woodland, gently sloping up to the side, through which are fantastic walks to the hills and Hollies. This area on the side neighbouring within Pensylva has many deciduous trees and woodland paths. At the back of the property are the main gardens, with a wide terrace running the

length of the house, featuring a beautiful brick and flint wall with built in BBQ and then a large seating area, perfect for an al fresco dining and entertaining opportunity. Railway sleeper steps lead up to the grassed garden and planted borders with shrubs, plants and flowers run along the edges. The garden beyond is mainly lawn and it has been opened up to allow for numerous seating areas to take in the spectacular views all around and a fenced children's play area. With mature trees then running up to the boundary. The gardens are a huge benefit to the property and views are absolutely breathtaking, with the vantage point being its elevated situation looking down towards Streatley and The Goring Gap. In all the grounds amount to 1.35 Acres.

Pensylva, The Coombe, Streatley, Berkshire, RG8 9QL

Approximate Gross Internal Area = 176 sq m / 1894 sq ft
 Outbuildings = 21 sq m / 226 sq ft Limited Use Area = 3 sq m / 32 sq ft
 Total = 200 sq m / 2152 sq ft



Ground Floor

CREATESPACE DESIGN ref 598

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



Artist's impression of potential redevelopment



Artist's impression of potential redevelopment

GENERAL INFORMATION

Services: All mains services are connected to the property. Central heating & hot water from gas fired boiler located in the kitchen.

Council Tax: G

Energy Performance Rating: E / 51

Postcode: RG8 9QL

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. Continue over the river bridge and up to the top of Streatley High Street where at the traffic lights continue straight across onto the Aldworth Road. In a few hundred yards at the foot of the hill bear left into The Coombe and follow this road up to the very top where the driveway for Pensylva will be found almost immediately in front of you.

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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