



# CRAMOND

STREATLEY ON THAMES ♦ BERKSHIRE





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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)

Situated within a delightfully secluded plot, in ½ an acre of stunning wraparound gardens. A beautifully presented 3 / 4 bedroom detached house just a short walking distance of the high street, River Thames, village shops and restaurants, schooling, and mainline railway station, which provides direct access to London within the hour.

- ♦ A Detached 3 / 4 Bedroom House
- ♦ Wraparound Gardens of ½ an Acre
- ♦ Entrance Hall with Double Coats Cupboard
- ♦ Shower Room
- ♦ Kitchen/Breakfast Room
- ♦ Utility Room
- ♦ Sitting Room
- ♦ Study/Bedroom 4
- ♦ Galleried Landing with Cupboard
- ♦ 3 Bedrooms
- ♦ Family Bathroom
- ♦ In All Extending To Approximately 1883 Sq Ft, including Generous Eaves Storage
- ♦ Detached Garage



## 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 is 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 and Coppa Club, 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 regarded 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, veterinary practise 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 Heathrow, London and beyond.

### PROPERTY DESCRIPTION

Cramond is a detached chalet style house with part rendered walls with a clay tile roof. Set in a secluded spot, it has been upgraded by the current owners and is presented in immaculate condition, with recent improvements including new windows and doors, facias, soffits and gutters. Entrance is into a spacious hallway which gives access to all reception rooms and shower room, plus it has a double built in coats cupboard. The sitting room has large windows overlooking both the eastern and southern aspect of the garden offering a sunny tranquil outlook. It also benefits from having a wood burner. The kitchen is fully fitted with granite worktops and connects through to the utility room. The dining area has doors leading onto the terrace for "al fresco" dining. There is a study/bedroom 4 just by the foot of the stairs. The staircase takes you up to the galleried landing which has a double linen cupboard. There are 3 bedrooms, the main bedroom has 2 double built in wardrobes, plus all bedrooms have access to generous eaves storage. Bedroom 2 also has built in wardrobes. The family bathroom has a bath with overhead shower and access to loft storage. Offering spacious and light accommodation, the property could also easily be extended, subject to relevant planning permission. Cramond offers a great opportunity, and an early viewing is highly recommended.

### OUTSIDE

A private lane off Wantage Road leads down to Cramond, which is the last property on the left. A gated gravelled driveway takes you to the house with plenty of parking and access to the detached garage. The setting is totally private, surrounded by large trees with fencing to the east. Beautiful lawns wrap round the whole of the plot with bountiful borders, pretty shrubs and trees. The terrace is facing south and runs round the west of the house which has a bricked BBQ area. Raised beds and a greenhouse allow for fruit and vegetable home growing and a large timber workshop with mains power offers ample garden storage. The gardens are truly complementary to the property and its setting is very unique to the market.



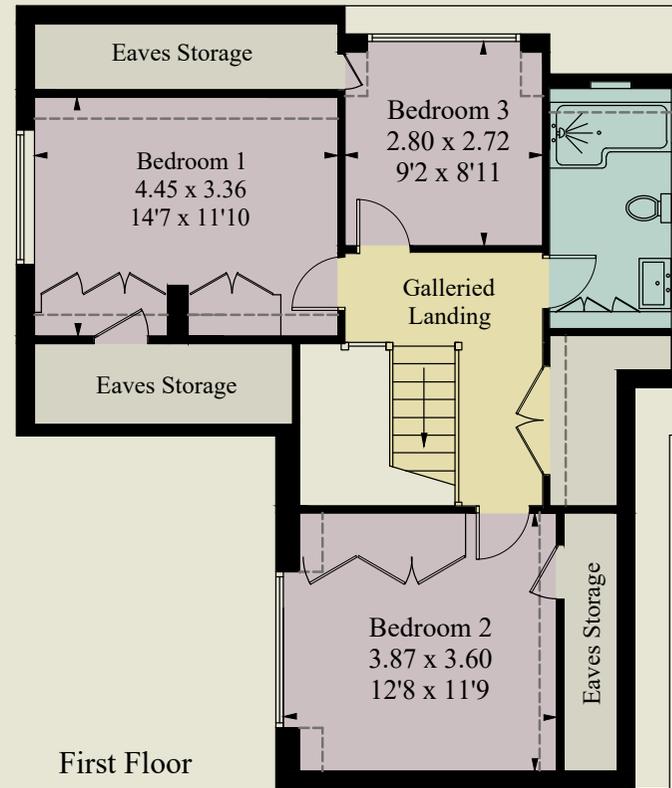
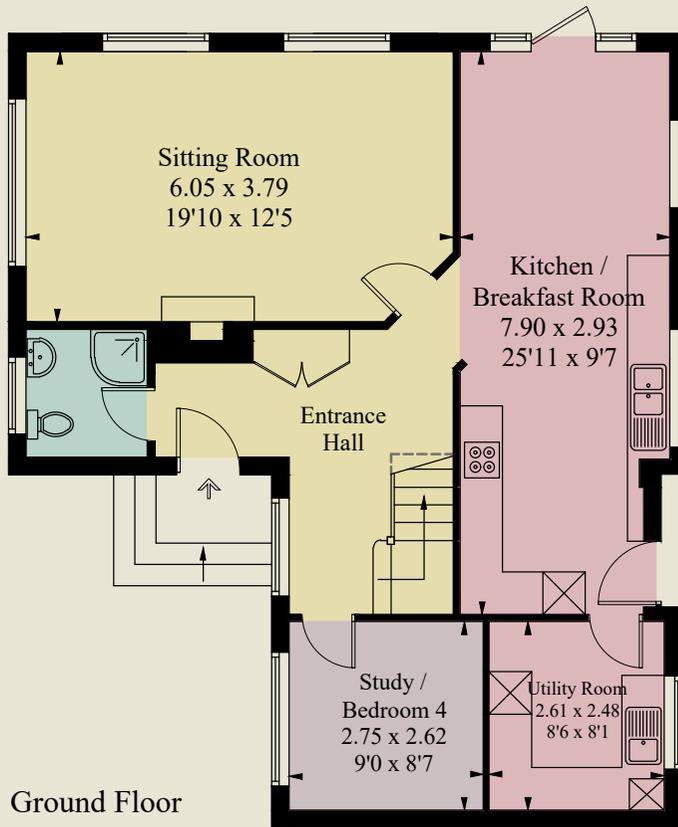


# Cramond, Wantage Road, Streatley-on-Thames, Berkshire, RG8 9LB

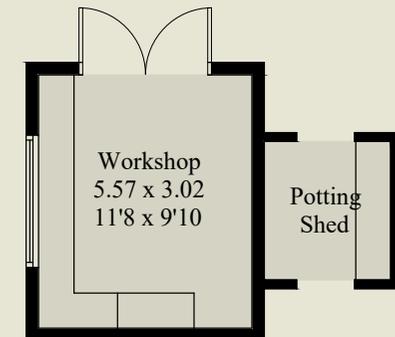
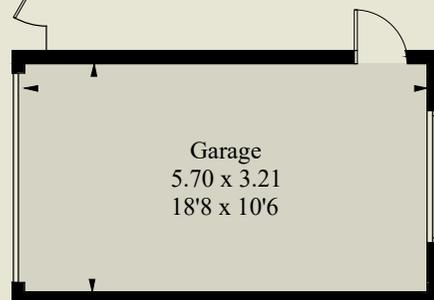
Approximate Gross Internal Area = 124 sq m / 1334 sq ft    Limited Use Area = 19 sq m / 204 sq ft

Outbuildings = 32 sq m / 344 sq ft

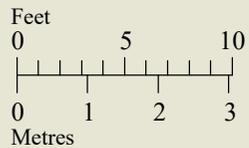
Total = 175 sq m / 1883 sq ft



= Limited Use Area



(Not Shown In Actual Location / Orientation)



CREATESPACE DESIGN ref 468

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



## GENERAL INFORMATION

**Services:** Mains gas, electricity and water are connected. Central heating and domestic hot water from gas combi boiler in utility room. The property benefits from a water softener and a filtered drinking water tap.

**Council Tax:** G

**Energy Performance Rating:** C / 70

**Postcode:** RG8 9LB

**Local Authority:** West Berkshire District Council  
Telephone: 01635 42400

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices turn left and continue along the high street and over the river bridge to Streatley High Street. At the traffic lights turn right and take the next left into Wantage Road. After approx. 350 yards there is a small driveway on the right with several house names, including Cramond. Continue down this driveway and Cramond is the last house 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.



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