



HAMBLEDON COTTAGE

HIGH STREET ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE

Warmingham
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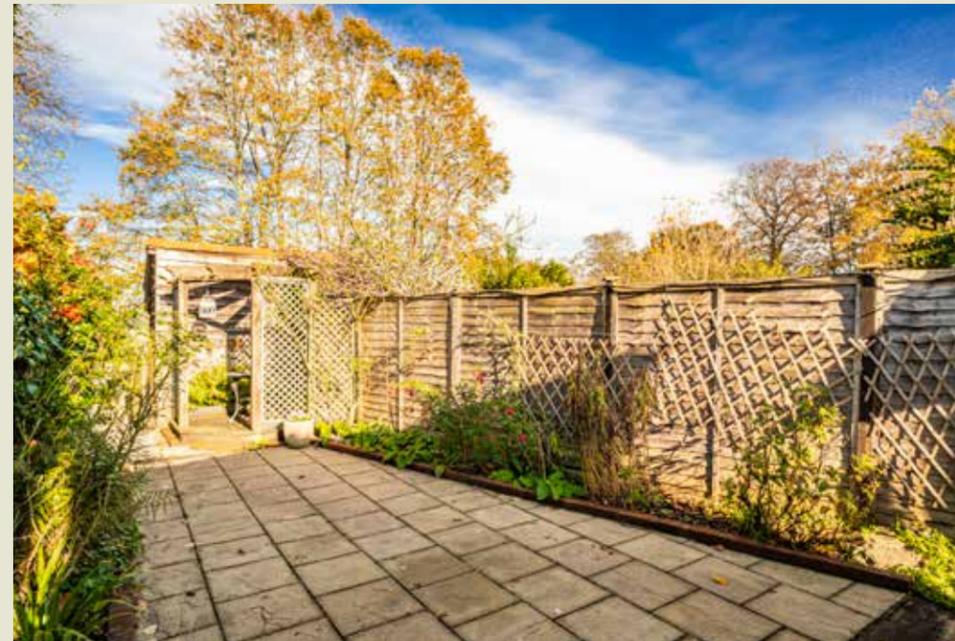


HAMBLEDON COTTAGE

HIGH STREET ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE

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)

Quietly tucked away in the heart of this quintessentially English riverside village set in mature gardens and ground of approximately 0.18 of an acre, backing on to paddocks with views from the gardens up to the National Trust wooded hillside above Streatley-on-Thames, yet just a short walk to extensive village amenities and schooling, this charming early Georgian cottage is believed to trace its origins back to the early 1700's, and benefits from having been more recently refurbished in a most sympathetic yet stylish and contemporary manner, yielding a simply stunning 3 bedroom, 3 reception, 2 bathroom home, which embraces the best of the past and present, as well as inside outside living.



♦ An Exquisite Period Residence Backing On To Private Paddocks, Stylishly Renovated To An Exacting Standard, With Gardens & Grounds of Approximately 0.18 Of An Acre

♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour

♦ Enclosed Entrance Porch

♦ Entrance Hall

♦ Shower Room / Cloakroom

♦ Open Plan Kitchen

♦ Open Plan Dining Room With Fireplace & Log Burner

♦ Sitting Room With Fireplace & Gas Fired Log Burner

♦ Inner Hall

♦ Family Room With French Doors To Gardens

♦ Landing

♦ 3 bedrooms

♦ Family Bathroom

♦ Separate Brick-Built Utility Room

♦ Extending In All To Approximately 1,067 Sq Ft

♦ Delightfully Mature Gardens & Grounds Adjoining Paddocks With Far-Reaching Views Of Approximately 0.18 Of An Acre

♦ 3 Sheds





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 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, Moultsford 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 services are scheduled to be commencing from Reading which together with the electrifying of the line will significantly improve travelling times to Paddington and central London destinations.





PROPERTY DESCRIPTION

Hambledon Cottage is a most delightful early Georgian residence, believed to date back to circa 1720, which is privately situated in the quiet heart of the beautiful riverside village of Streatley-on-Thames, just a short walk to the village primary school, river Thames, village shops and restaurants, and mainline railway station, which provides direct access to London in under the hour.

Externally the property displays proudly its historical architectural roots, having a combination of red and blue brick elevations sitting under a slate tiled roof, with a traditional enclosed entrance porch.

More recently, the cottage has been refurbished and modernised, successfully blending in architecturally the old and new elements, whilst retaining the great many period features and charm that is to be found in abundance throughout, creating a most stunningly characterful yet contemporary home which extends to approximately 1,067 sq ft, affording an inspired offering of both traditional living, with that of a rather more contemporary air, boasting 3 bedrooms, 3 reception rooms, and 2 bathrooms, encapsulating charming landscaped gardens and grounds and private surroundings.

A simply wonderful opportunity afforded, and quite rare indeed to the open market, early viewing of Hambledon Cottage is highly recommended.



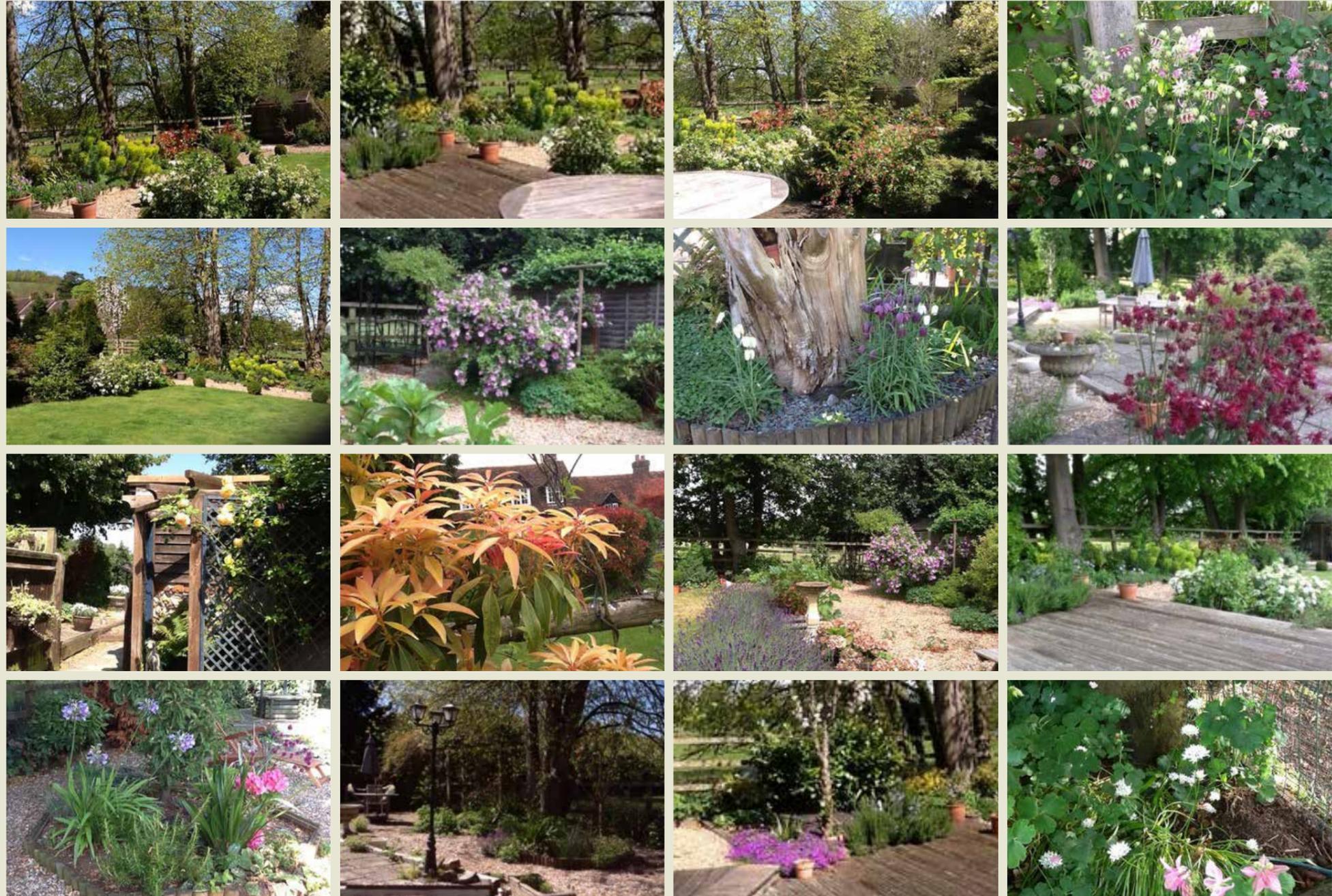
OUTSIDE

The cottage is quietly tucked away at the end of a small pedestrian lane, serving a few exclusive cottages only, with the private path ending up at Hamble Cottage, accessed through a small wrought iron gate, which opens out on to the front courtyard garden to the cottage. Running across the front of the cottage, a path leads to the main gardens and grounds which peacefully back on to paddocks, and afford great privacy and an attractive mature outlook both within the gardens themselves, and above and beyond to the National Trust wooded hillside above the village itself.

The gardens have been professionally landscaped in recent years, detailing great architectural merit, with interesting shaped areas of lawn meeting a combination of gravelled, decked, and stone laid terraces, all surrounded by an extensive array of shrubs, plants, hedges, and trees. Off to one further corner there are 3 useful sheds.

Both private and delightfully attractive, the gardens and grounds are the subject of much care and attention, and truly offer a wonderful lifestyle, which will be evident upon viewing.

SEASONAL PHOTOS

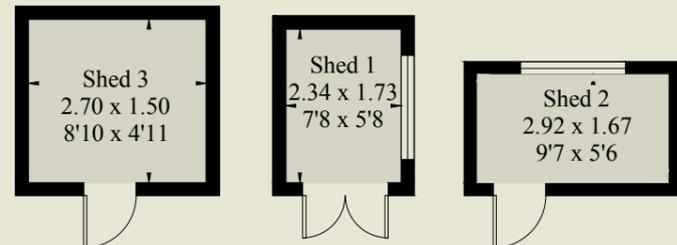


Hambleton Cottage, High Street, Streatley, Reading, RG8 9JD

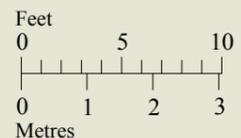
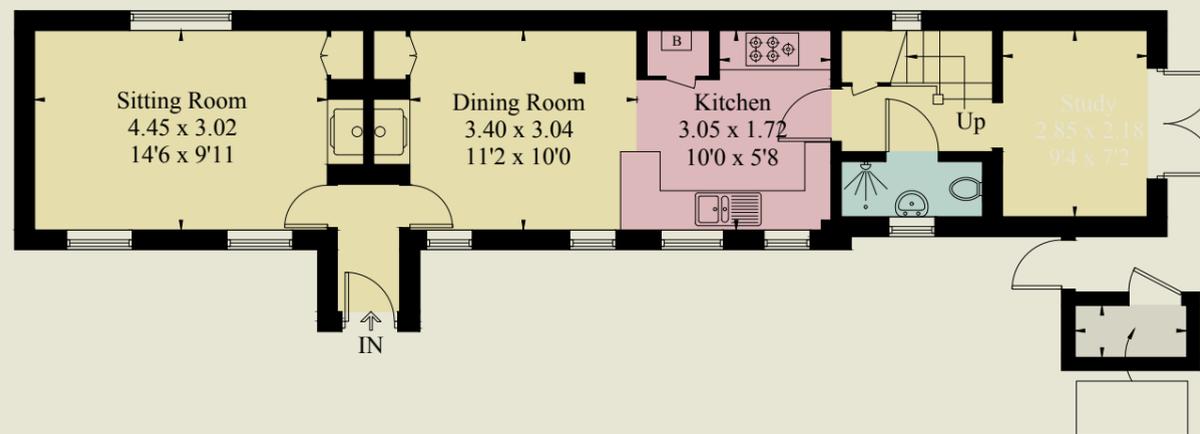
Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft
 Outbuilding = 1.4 sq m / 15 sq ft
 Total = 99.1 sq m / 1067 sq ft
 (Excluding Shed / Eaves)



First Floor



(Not Shown In Actual Location / Orientation)



GENERAL INFORMATION

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

Energy Efficiency Rating: D / 61

Postcode: RG8 9JD

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-on-Thames turn left and proceed down the High Street and across the river bridge into Streatley-on-Thames High Street. Go past Streatley-on-Thames Meadows, and in about 25 metres you will get to a little private pedestrian lane off on the right hand-side, serving a few properties exclusively, with the sign to Hambleton Cottage. Walk up the lane, and Hambleton Cottage will be found privately situated at the end of the lane accessed through a wrought iron gate.

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.

FLOORPLANZ © 2017 0845 6344080 Ref: 181061

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.



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