



# EAST THURLE

STREATLEY ON THAMES ♦ BERKSHIRE

**Warmingham**  
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STREATLEY ON THAMES ♦ BERKSHIRE

Goring (London Paddington within the hour) ♦ Streatley High Street/River 1½ 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)

With awe-inspiring far reaching views, nestling in the heart of The Berkshire Downs within this charming picturesque Thames-side village, the setting is simply delightful. Situated within a stunning Edwardian Manor House with architectural features and having been renovated to a high standard in recent years

Affording spacious and well-appointed traditional yet contemporary accommodation of approximately 1,691 sq ft, this elegant and stylish duplex apartment forms part of a small exclusive development and offers 3 bedroom, 2 bathroom accommodation with its own private garden and parking spaces.

♦ Idyllic Thames-side Village Ideally Situated Between Reading & Oxford In The Heart Of The Berkshire Downs in an "A.O.N.B."

♦ Awe-Inspiring Far Reaching Views

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♦ Private Covered Entrance Porch

♦ Reception Hall

♦ Inner Landing With Built-In Storage Cupboards

♦ Cloakroom

♦ Utility Room

♦ Bedroom On Ground Level With Ensuite Shower Room

♦ Kitchen / Dining Room

♦ Drawing Room With Fireplace

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♦ Double Bedroom With French Doors Onto Balcony

♦ 2nd Bedroom

♦ Family Bathroom with Bath and Separate Shower

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♦ Private, Spacious & Mature Lawned & Hedged Gardens

♦ Spacious Communal Grounds & Entrance Drive With 3 Designated Parking Bays



## 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 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

East Thurle, a stunning duplex apartment, occupies a particularly advantageous position, initially on the ground floor at the front right hand side of the house, with the added benefit of the elegant features and proportions of this fine building, notably the high ceilings which have deep period ceiling cornicing, leaded and architecturally imposing windows, walk-in curved bay window in the drawing room, and a feature balcony off the main bedroom, accessed through French doors. There are deep moulded skirtings and architraves around the panelled doors which all have period yet contemporary furniture.

This elegant and spacious duplex apartment affords well-appointed striking 3 bedroomed accommodation of approximately 1,691 sq ft, boasting a private covered porch with steps leading up to it, then opening in to your private entrance hall. With a 3rd bedroom suite / study to be found on the ground floor, to the 1st floor a great wealth of space and imposing accommodation reminiscent of the original manor house will be found, as will the awe-inspiring far reaching views across to The Berkshire Downlands.

Stylish contemporary fixtures and fittings combine traditional elegance, with great attention to detail being entirely evident throughout, and much to enthuse over, yielding a very real tasteful quality, wholly apparent on viewing.

Incorporating numerous attractive features throughout in such a delightful setting, early viewing is advised.

### OUTSIDE

The professionally landscaped and beautifully laid out gardens and grounds provide for an impressive approach to the property, deriving great benefit from the mature and private setting. Initially accessed through tall brick pillars with wrought iron gates, one continues along the driveway, lined with mature topiaried yew balls, formal hedging and neat lawns.

The apartment itself also benefits from having its own private and hedged lawned garden, affording great space, and also wonderful views both back to the manor house and beyond to the open countryside. To the front of the property is 2 private parking spaces and a third space located opposite.




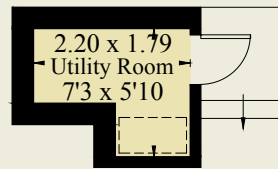


# East Thurle, Rectory Road, Stratley, Reading, RG8 9QH

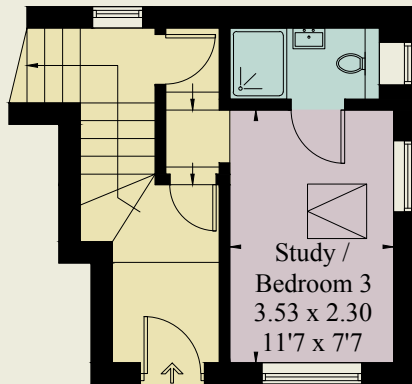


Approximate Gross Internal Area = 157.1 sq m / 1691 sq ft

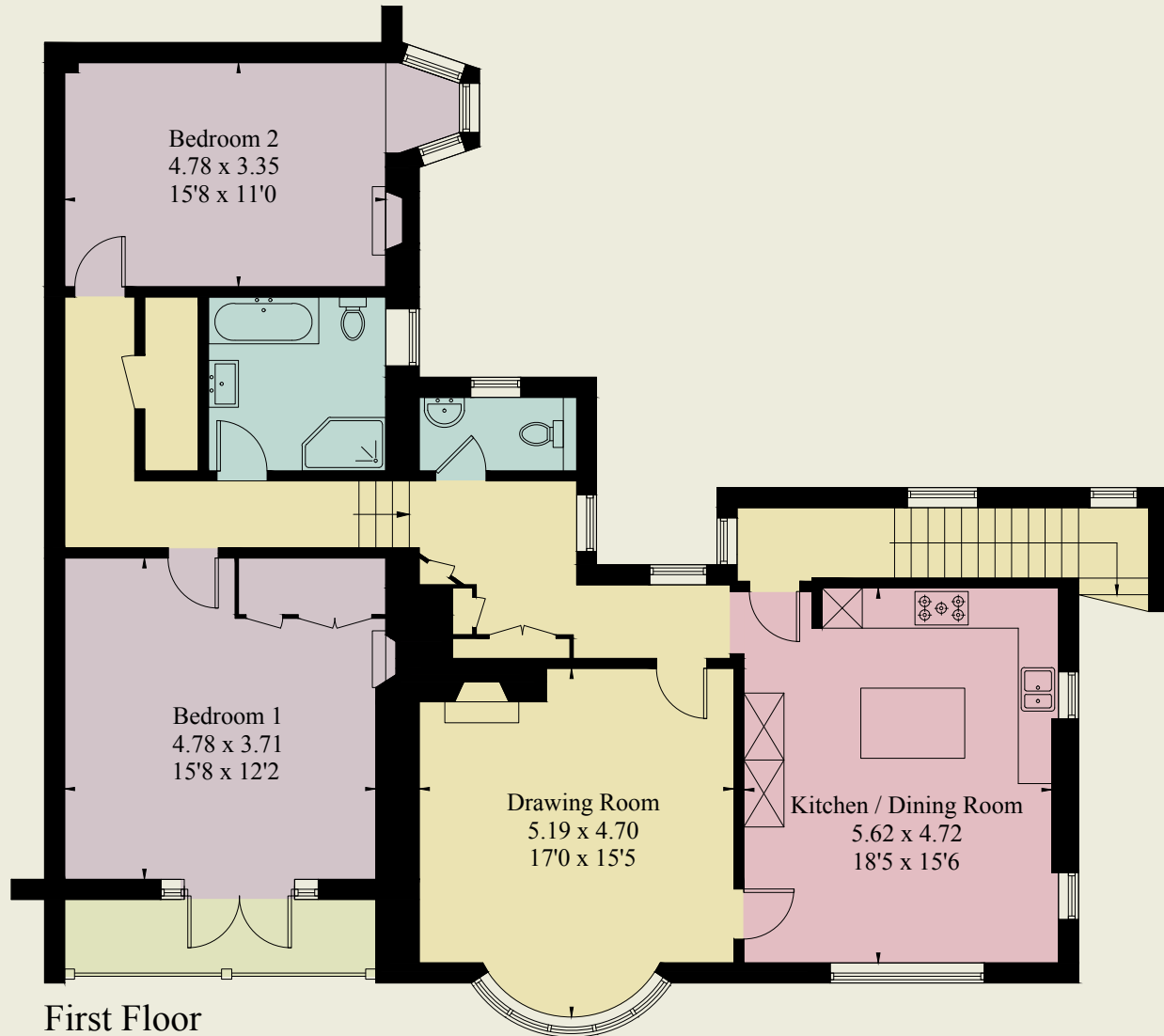
 = Reduced headroom below 1.5m / 5'0



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 187157

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.



## GENERAL INFORMATION

**Tenure:** Leasehold. 995 years.

**Service Charge** Approx £2,000pa (reviewed annually)

**Ground Rent** £1pa (payable as part of the Service Charge)

**Share of the Freehold** to be made available for purchase.

**Services:** Mains electricity, water, and gas are connected to the property. Private shared drainage / sewage treatment plant. Central heating and domestic hot water from gas fired boiler. High speed broadband is available for connection.

**Energy Performance Rating:** D / 63

**Postcode:** RG8 9QH

**Local Authority:** West Berkshire District Council

**Telephone:** 01635 42400

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From Warmingham & Co's 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. At the traffic lights turn right onto the Wallingford Road and in a further few hundred yards bear left onto the A417 Wantage Road. Just before leaving Streatley bear left again into Rectory Road and follow along for a further  $\frac{3}{4}$  a mile, passing the Golf club, and continuing a while longer. On reaching Thurle Grange on your right, take the first main entrance, driving through the tall brick pillars and up along the wide gravelled driveway. East Thurle will be found immediately ahead, having its own private access, being on the right hand side of the main building, with 2 parking spaces in front and one further space off to the right.

## 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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