



THURLE BEECHES

STREATLEY ON THAMES ♦ BERKSHIRE



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Reading - 9 miles ♦ Wallingford - 4.5 miles ♦ Oxford - 16 miles
♦ Newbury - 14 miles ♦ Henley on Thames - 13 miles ♦ M40 at Lewknor (J6) - 14 miles ♦
Goring Station for London Paddington - 2 miles
(Distances approximate)

In an exceptionally private and secluded location in a scenic rural valley of the Berkshire Downlands is designated an AO NB close to the prestigious Goring and Streatley Golf Course and approximately 1¼ miles from the village of Streatley on Thames.

An individual detached split-level single-storey residence of significant importance and generous proportions designed by the architect originally for his own occupation. Set in established tree fringed gardens and grounds of approximately 1.8 acres with glorious Southerly views across to the gentle escarpment of the Berkshire Downs.

♦ Grand Reception Hall with Cloakroom off

♦ Drawing Room

♦ Family Room

♦ Dining Room

♦ Conservatory

♦ Garden Room

♦ Kitchen/Breakfast Room

♦ Utility Room and Plant Room

♦ 4 Bedrooms including Master En-Suite

♦ Family Bathroom

♦ Useful range of Outbuildings and
outside Sauna

♦ Long tree-lined private entrance drive

♦ Large forecourt area

♦ Extensive lawned gardens with numerous
features, and a wooded copse, in all
extending to 1.8 acres

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, 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 Downslands 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, with the full service scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

Rectory Road is a much sought-after residential location being a no through road leading out of the village on the Western side passing the Golf Course and ending at Warren Farm from where the historic Ridgeway Path continues on its journey westwards across the Berkshire Downs. The differing Cottages, homes and character properties especially the imposing Thurle Grange are all individually interesting many dating from the Victorian and Edwardian periods or earlier.

The golf course noted for its scenic landscape and sloping fairways, as well as the surrounding farmland and National trust Hills have helped to limit any obtrusive development in the road which has greatly enhanced its appeal by retaining its quiet rural character.

PROPERTY DESCRIPTION

Traditionally built in 1962, the property occupies a truly unique situation in an outstanding setting surrounded by a spectacular rural landscape.

Arranged in a contemporary split-level design the well-proportioned accommodation has been the subject of further innovation and improvements by the present owners incorporating numerous features including blue "Beluga" Italian granite worktops and American oak units in the reconfigured kitchen. There are African hardwood fitted wardrobes in the master bedroom and in the Drawing Room a wide bow window gives panoramic views of the Downland escarpment and Golf Course fairways and there is a magnificent sculpted stone fireplace.

Other improvements include electrical rewiring, re-plumbing with boiler replacement and re-fitted bathrooms and cloakroom.



OUTSIDE

A splayed entrance opens onto a long private drive flanked by woodland on each side as it approaches the property itself where there is a large forecourt area.

Lawned gardens extend around the property benefiting from a mainly sheltered Southerly aspect with

differing areas giving a choice of views and privacy.

At the rear is a lightly wooded copse and along the Eastern boundary are a line of beech trees. To the rear of the property are a range of outbuildings including a Tractor Shed and Norwegian style Sauna.

In all approximately 1.8 acres.

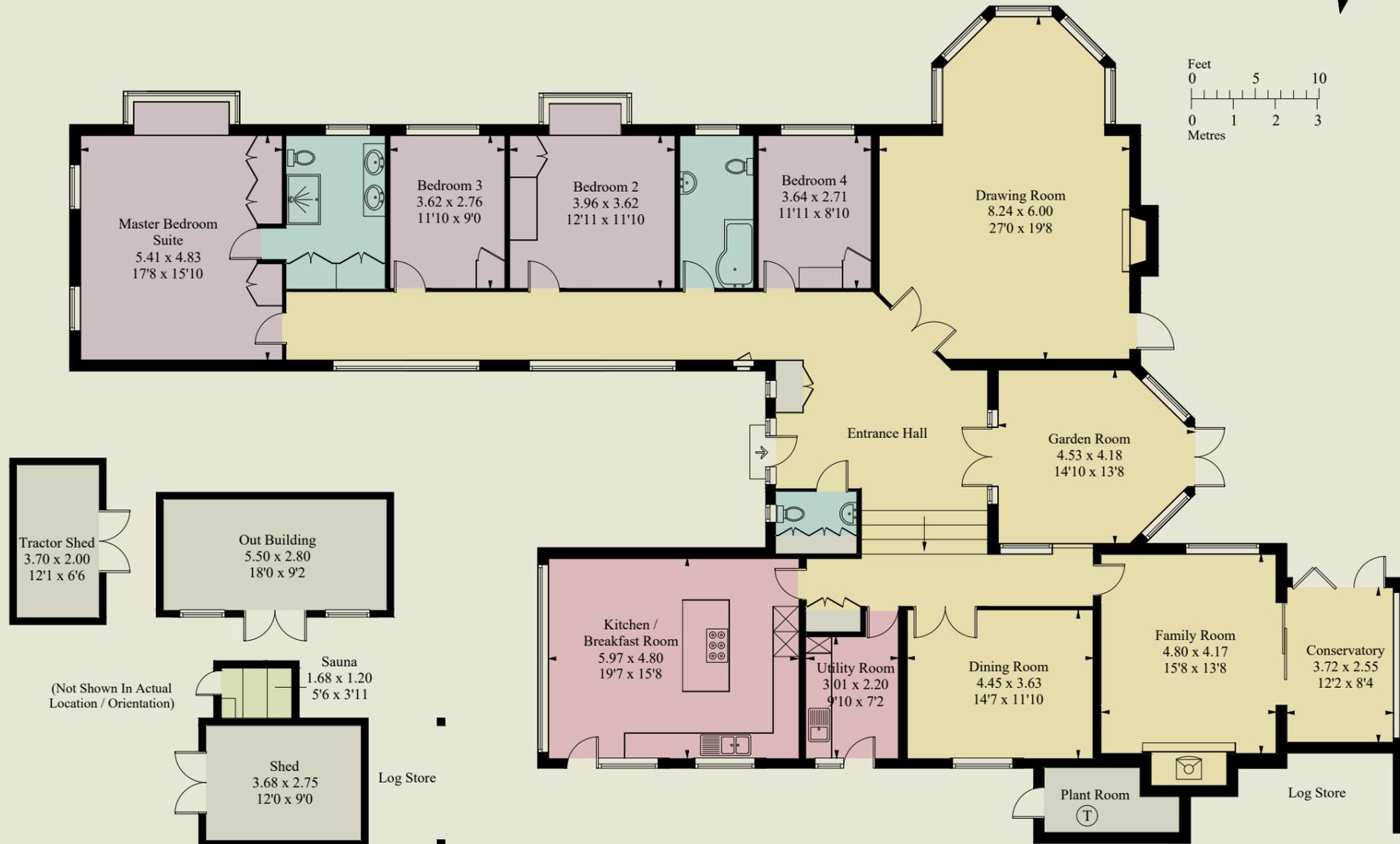
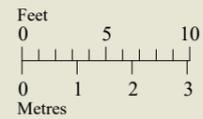


Thurle Beeches, Rectory Road, Streatley on Thames, Berkshire, RG8 9QH

Approximate Gross Internal Area = 283 sq m / 3046 sq ft

Outbuildings = 37 sq m / 398 sq ft

Total = 320 sq m / 3444 sq ft



CREATESPACE DESIGN ref 325

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



GENERAL INFORMATION

Services: Mains Water and Electricity. Private septic tank drainage. Oil fired central heating with new 2500 litre oil tank. Water softener.

Council Tax: G

Energy Performance Rating: TBC

Postcode: RG8 9QH

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 down the High Street and continue over the river bridge up to the top of Streatley High Street. At the traffic lights bear right and in a further quarter of a mile bear left onto the A417 Wantage Road. Just before leaving the village there left again into Rectory Road and continue for 1 ¼ miles passing the Golf Club and just before reaching Thurle Grange the private drive to Thurle Beeches will be found on the right-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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