



# SNOWDROP COTTAGE

STREATLEY ON THAMES ♦ BERKSHIRE

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# SNOWDROP COTTAGE

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

A beautiful 3 bedroom cottage situated in a prime position on the high street. The property overlooks the meadow and offers stunning views.

- ♦ Entrance Porch
- ♦ Entrance Hall
- ♦ Kitchen/Breakfast Room
- ♦ Dining Room with fireplace
- ♦ Sitting Room
- ♦ 3 Bedrooms
- ♦ Family Bathroom with bath and overhead shower
- ♦ Cottage gardens with shed
- ♦ Off road Parking



## LOCATION

The picturesque village of **Streatley on Thames** lies in a wide valley on the Berkshire side of the river between Reading and Oxford, opposite Goring on the Oxfordshire bank with the surrounding countryside designated an "Area of Outstanding Natural Beauty". Historically the two villages are located at a natural crossing point of the river, set between the Berkshire Downs and Chiltern Hills, known geographically as the 'Goring Gap' where the ancient Ridgeway path comes down to meet the river after its long journey across the Berkshire Downlands before continuing up onto the Chiltern Hills and the Icknield Way.

The interesting High Street, which forms the central part of the village running down to the river and the bridge over to Goring, is now a 'Conservation Area' with a wealth of period properties many of considerable architectural merit including a thatched cottage, a beautiful William and Mary house and an Elizabethan Farmhouse.

The village has a parish church with Norman origins, "The Swan" a luxury 4 star riverside hotel also offering a leisure and fitness club, and at the top of the High Street is the Bull Inn being an old coaching inn from the era when the Royal Mail stopped en route from London to Oxford. There is also a prestigious Golf Club, established over 100 years ago, set amidst beautiful rolling countryside. Streatley has a highly rated Primary School with a separate Nursery and is also in the catchment area for the much acclaimed Downs Secondary school in Compton.

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, choice of restaurants, Gourmet Deli, a riverside café, “Boutique” hotel, library, dentist and importantly a main line railway station providing excellent commuter services to Reading and up to London (Paddington) in under the hour and with connections for the future Crossrail services into central London.

Behind Streatley the ground rises steeply where the Berkshire Downs meet the 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 there are extensive bridleways and footpaths open to the public.

**N.B. Crossrail services are scheduled to be commencing from Reading in approx. 2019 which together with the electrifying of the line will significantly improve travelling times to central London destinations.**

### PROPERTY DESCRIPTION

Snowdrop Cottage sits in a prime position on the high street. Entrance is through low gates and across the driveway to the tiled porch. The front door leads into the hallway which also has the staircase and useful under stairs cupboard. The kitchen/breakfast room is a large space with room for a dining table. The dining room has a fireplace and steps leading up to the sitting room which has lovely beamed ceilings and views of the garden and meadow beyond. Upstairs has 3 bedrooms. The main bedroom and bedroom 2 both have built-in wardrobes. The middle bedroom is a single room. The family bathroom is a white suite and has a bath with overhead shower

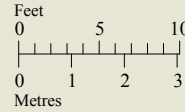
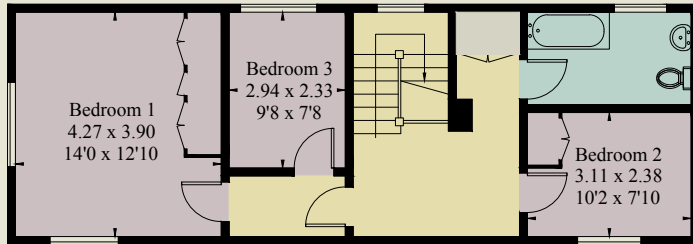
### OUTSIDE

There are several pretty borders at the front of the property and an old fashioned “turning circle” which is no longer in use. There is a gate leading to the rear garden which has a patio, as well as grassed area. The shed is found at the far end. The garden overlooks the meadow and church. The driveway is at the entrance.

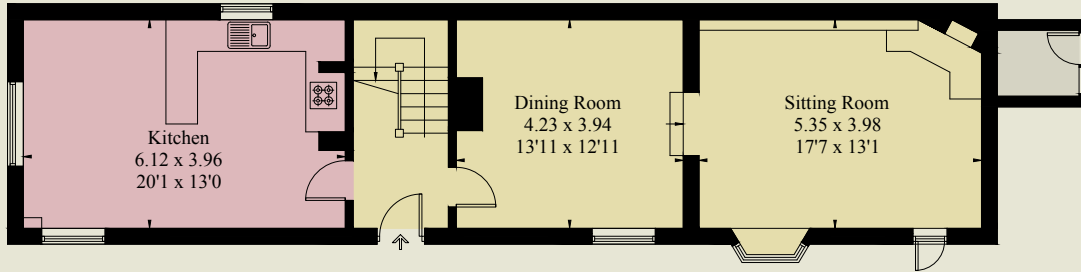


# Snowdrop Cottage, High Street, Streatley, Reading, RG8 9JD

Approximate Gross Internal Area = 128.2 sq m / 1380 sq ft



First Floor



Ground Floor

FLOORPLANZ © 2017 0203 9056099 Ref: 184851

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

**Services:** All mains services are connected to the property. Heating and hot water are from a gas fired boiler located in the airing cupboard

**Council Tax:** Band F

**Postcode:** RG8 9JD

**Energy Efficiency Rating:** E/39

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

## DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street. Continue across the River bridge and Snowdrop Cottage can be found immediately after the meadow on your right hand side.

## VIEWING

Strictly by appointment through Warmingham & Co

## DISCLAIMER

N.B. 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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