



APPLEGARTH ANNEXE

STREATLEY ON THAMES ♦ BERKSHIRE

Warmingham

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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)

A well-presented studio annexe suitable for 1 person. All bills except electricity included. The property is close to the amenities in Goring and train station, with commuter links to Reading, Oxford and London Paddington.

♦ First Floor Entrance

♦ Living/Dining/Bedroom

♦ Fitted Kitchen

♦ Shower Room

♦ Parking for 1 car



SITUATION

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.

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 Downlands 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.

Crossrail services from Reading which together with the electrifying of the line significantly improve travelling times to central London destinations.

PROPERTY DESCRIPTION

Applegarth Annexe is a well-presented studio annexe adjoined to the main house. It benefits from a private front door, accessed from external steps. The front door takes you into the living/dining/bedroom with the kitchen off to the left which is fully fitted and has plenty of light from velux windows. The shower room is next door and it also houses the washing machine.

Internet provided, Electric heating.

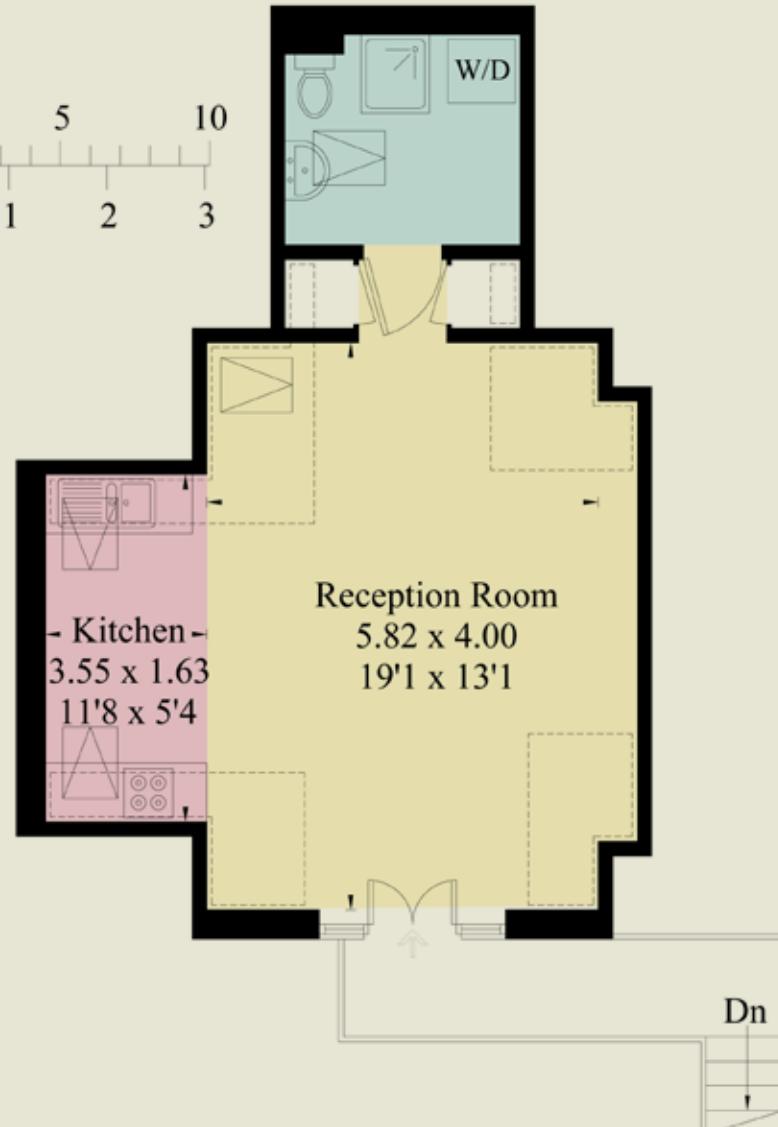


Approximate Gross Internal Area = 39.2 sq m / 422 sq ft



[] = Reduced headroom below 1.5m / 5'0

Feet
0 5 10
Metres
0 1 2 3



GENERAL INFORMATION

Services: All main services are connected to the property. All bills, except Electricity included.

Energy Performance Rating: E

Postcode: RG8 9LD

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in Goring turn left and proceed out of the village over the river. At the traffic lights at Streatley turn right and then in about 100 metres left onto Wantage Road. Applegarth is the second driveway 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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