



# WESTFIELDS

RECTORY ROAD ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE

Warmingham

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Goring-on-Thames High Street 0.7 miles ♦ Goring & Streatley Railway Station 1 mile

♦ Wallingford 5 miles ♦ Reading 10 miles ♦ Henley-on-Thames 1.3 miles ♦

Newbury 13 miles ♦ Oxford 18 miles ♦ M4 (J29) 9 miles ♦ M40 (J6) 5 miles

(Distances approximate)

Situated on the elevated fringe of the village backing onto National Trust "Lawn Down" and overlooking glorious farmland and beyond, across The River Thames towards Oxfordshire, yet just a short walk to The River Thames, extensive high street shops in Goring-on-Thames, well revered primary school, mainline railway station providing direct access to London within the hour, and yet also conveniently placed for Oxford, Reading, and the M4 & M40.

Westfields is a striking triple gabled Edwardian house which has been refurbished by the current owners to offer beautifully appointed accommodation of approximately 4,284 sq ft, including garage with annexe. Retaining many of its original features and set in stunning gardens and grounds of just over 1/2 an acre, the property offers a wonderful opportunity for spacious family living.

- ♦ An Impressive Edwardian Residence, Extending To Approximately 4,284 Sq Ft Of Striking Architectural Design Including Detached Double Garage With Annex Set In Stunning Beautifully Landscaped Gardens & Grounds Of Just Over 1/2 An Acre
- ♦ Quintessential English Riverside Village Within Close Walking Distance to The River Thames, Extensive Amenities, Outstanding Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Gated Driveway
- ♦ Front Entrance Lobby
- ♦ Impressive Reception Hall
- ♦ Family Room
- ♦ Study
- ♦ Dining Room
- ♦ Large Kitchen/Breakfast Room
- ♦ Utility Area
- ♦ Cloakroom
- ♦ Garden Room
- ♦ Sitting Room with Cloakroom
- ♦ Landing
- ♦ Main Bedroom with Ensuite Shower Room
- ♦ Second Bedroom with Doors onto Balcony
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom With Bath and Separate Shower
- ♦ Detached Double Garage With Annex
- ♦ An Extension Extending To Approximately 4,284 Sq Ft
- ♦ Private & Mature Beautifully Landscaped Gardens & Grounds Of Just Over 1/2 of An Acre

## SITUATION

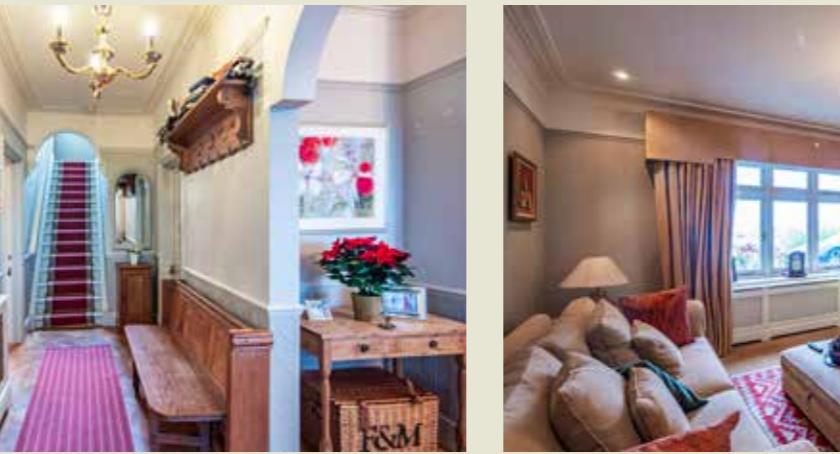
The picturesque village of Streatley on Thames lies in a valley on the Berkshire side of the river between Reading and Oxford, facing Goring on the Oxfordshire side. The surrounding countryside is designated an area of 'Outstanding Natural Beauty' and historically this was a natural crossing point of 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 boasts 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 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, with the full service scheduled to commence in shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.





#### PROPERTY DESCRIPTION

Westfields is an Edwardian triple gabled property, having been refurbished and extended by the current owners and is presented to a high standard. Sitting elevated and overlooking wonderful fields to the front and with Lough Down views to the rear, it presents as a striking family home. Entrance is through a lobby area and into the reception hall which has stair access ahead and extends across the front providing a spacious area. Beautiful features are noted throughout, such as herringbone flooring, picture rails and cornicing, ceiling roses, wall panelling and fireplaces, showcasing the era of the property. From the reception hall are double doors leading into the family room, which take in the stunning field views. There is a study and a dining room accessed from the hall. The dining room has doors leading to the gardens.

The kitchen breakfast room is a large open space. Refurbished in recent years, the kitchen is a bespoke design by Martin Moore. It features a large island and all worktops are made of quartz. There is a utility cupboard and cloakroom and double doors lead directly into the garden room with a gardeners sink. From the dining area, steps taking you up into the large vaulted sitting room which has underfloor heating and another cloakroom. Large windows and bi-fold doors take in the rear garden views as well as offering a seamless view to the front which capture the rolling fields and views across The Downs. Upstairs, the main bedroom is very spacious and has an ensuite shower room. Double doors take you into bedroom 5, which could also serve as a dressing room to the main suite. A balcony from this room overlooks the front. There are 3 further double bedrooms and a vaulted family bathroom with bath and separate shower. Simply stunning and offering wonderful family accommodation, an early viewing is advised.





#### OUTSIDE

Approached off Rectory Road and then from a small private lane, Westfields has electric timber gates leading into the property. The private lane has direct access onto Lough Down, to which the property also has rights to do. The driveway is fully gravelled and sits across the property and in front of the detached double garage, allowing parking for many cars. Attractive flowers, shrubs and borders feature to the front, along with a terrace leading directly from the sitting room with lawn in front taking in the unspoilt countryside views. At the rear is a large terrace to ground level with pretty brick and flint wall providing

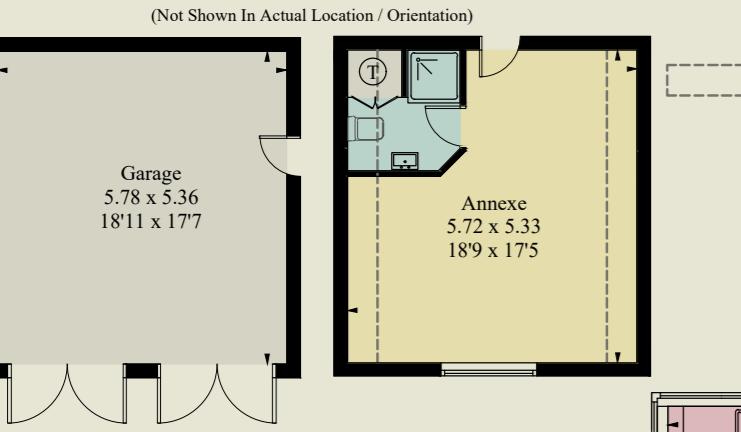
a lovely backdrop. Steps take you up to a further terrace for sitting and relaxing amongst the beautiful planting and a row of box hedging. A decked area gives access directly from the annexe above the detached double garage. The annexe has a large room with ensuite shower room. From the second terrace is the main lawn area featuring various trees, including a silver birch and fruit trees. The garden adjoins Lough Down which is National Trust land and the boundaries are a variety of trees.

Most stunning and private with views all around. The gardens extend to just over  $\frac{1}{2}$  an acre and truly compliment the property.



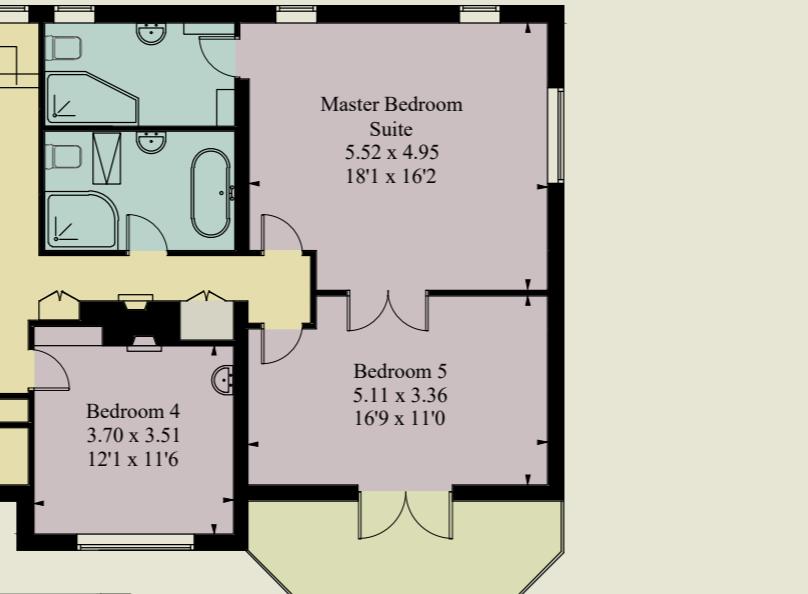
# Westfields, Rectory Road, Streatley-on-Thames, Berkshire, RG8 9LE

Approximate Gross Internal Area = 338 sq m / 3638 sq ft  
 Outbuilding = 54 sq m / 581 sq ft Limited Use Area = 6 sq m / 64 sq ft  
 Total = 398 sq m / 4284 sq ft

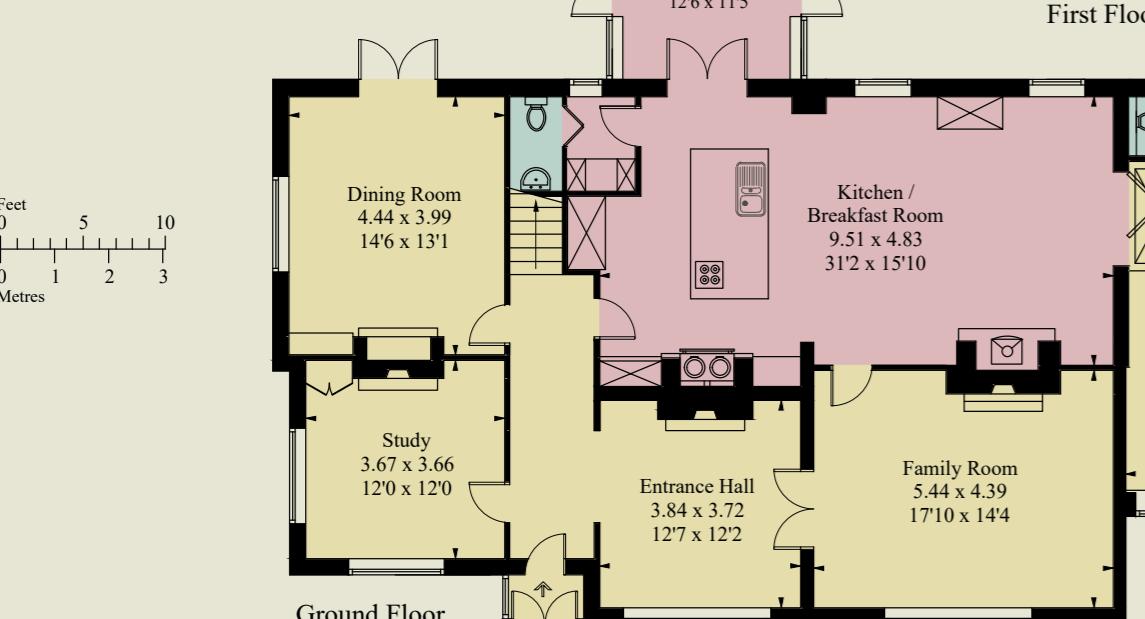


(Not Shown In Actual Location / Orientation)

[Dashed Line] = Limited Use Area



First Floor

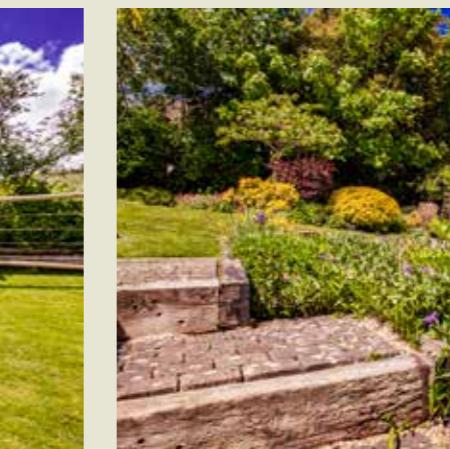


Feet  
0 1 2 3 4 5 6 7 8 9 10  
Metres

Ground Floor

CREATESPACE DESIGN ref 435

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



**GENERAL INFORMATION**  
**Services:** Mains electricity and water reconnected to the property. Central heating and hot water from a newly installed gas combi boiler. (Güçlerin superfis bordenin (0-900 m²) available). Drainage from private septic tank.

**Energy Performance Rating:** C / 72

**Postcode:** RG8 9LE

**Local Authority:** West Berkshire District Council  
 Telephone: 01635 4200

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in the centre of Goring-on-Thames, turn left and proceed over the river bridge towards Streatley-on-Thames. Once at the top of the High Street, bear right onto the Wallingford Road, and after a short way along onto Wantage Road. In a further few hundred metres Rectory Road will be found on the left, with Westfields about half way down just before the Golf Club.

## DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are 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 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.

**Warmingham**  
[www.warmingham.com](http://www.warmingham.com)

**01491 874144**

4/5 High Street, Goring-on-Thames  
 Nr Reading RG9 9AT  
 E: [sales@warmingham.com](mailto:sales@warmingham.com)  
[www.warmingham.com](http://www.warmingham.com)

