



DOWN HOUSE

WANTAGE ROAD ♦ STREATLEY-ON-THAMES ♦ BERKSHIRE

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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)

Situated on a much favoured road on the fringe of this popular Thameside village in a private elevated position, Down House is an impressive detached Edwardian house, beautifully presented with appealing architectural design.

Set in secluded gardens and grounds of approximately $\frac{3}{4}$ of an acre and backing on to National Trust land with far-reaching panoramic views across to the Chilterns on the opposing side of the river Thames, Down House has been sympathetically restored, incorporating period features and presented immaculately. Offering generous reception space and 5 bedroom accommodation with 2 bathrooms, the property has the added benefit of a detached 2 room home/office study, garden store with Sauna and heated swimming pool. Located within this quintessential English riverside village, yet just a short walk to extensive amenities and schooling in the village and across the river in Goring-on-Thames, as well as for the mainline railway station, providing direct access to London Paddington within the hour.

- ♦ A Stunning Detached Edwardian Residence Of Striking Architectural Design, Set Within 0.75 Of An Acre With Swimming Pool
- ♦ Quintessential English Riverside Village Within Close Walking Of The River Thames, Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ Detached Garage
- ♦ Driveway Parking
- ♦ Reception Hall
- ♦ Sitting Room
- ♦ Dining Room
- ♦ Kitchen
- ♦ Utility Room
- ♦ Family Room
- ♦ Cloakroom
- ♦ Study
- ♦ Galleried Landing
- ♦ Main Bedroom with Ensuite Bathroom and Balcony Overlooking The Gardens
- ♦ 4 Further Double Bedrooms
- ♦ Family Shower Room
- ♦ Stunning Gardens & Grounds Of Approximately 0.75 Of An Acre Backing On To National Trust Countryside
- ♦ Swimming Pool
- ♦ Summer House/Pool Room
- ♦ Garden Store with Sauna
- ♦ Detached 2 Room Home Office
- ♦ In All Extending To Approximately 3,100 Sq Ft

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. 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. Locally the area is also extremely well served by an excellent range of private schooling, of particular note; Bradfield College, Pangbourne College, Downe House, Cranford House, Moultsford Preparatory, The Manor, Abingdon Boys and The School of St Helen & Katharine. A variety of secondary school buses run through Streatley.

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

Down House is a beautifully presented Edwardian home with stunning features and restored to a high standard throughout. Privately situated in an elevated position, it offers well proportioned, generous family accommodation. With leaded pane windows with stone mullions, its design is typical of its era and the current owners have enhanced with sympathetic restoration throughout. Solid panelled doors with moulded architraves, beautiful cornicing plus picture rails feature throughout the property. Entrance is into the reception hall which has a balustraded turning staircase, period decorative fireplace and ceramic tiled floor. From here is access to the reception rooms, as well as the cloakroom. The sitting room features original wood flooring as well as a beautiful wide rounded bay window overlooking the gardens. There is a period fireplace and wide arch taking you through to the dining room which is next to the kitchen. The kitchen was an extension to the original house and now offers underfloor heating and has beautiful hand-made units and granite worktops. There

is a door from the kitchen which leads onto the terrace. The second staircase can be found in-between the kitchen and utility room which takes you up to Bedroom 5. The family room is adjacent to the utility room and there is plenty of built in storage. There is a separate study.

The balustraded staircase takes you up to the galleried landing, featuring a tall window allowing natural light to stream through. The main bedroom overlooks the garden and has a wall of built in wardrobes. The luxurious ensuite has a bath and separate shower as well as access onto the balcony which is south facing and overlooks the garden and swimming pool.

There are 4 further bedrooms and a family shower room.

Showcasing its unique charm and presented with much care and attention to detail, Down House is a wonderful property, complemented by its private setting, grounds and swimming pool. Rare to the market an early viewing is highly recommended.





OUTSIDE

The property extends to 0.75 of an acre and begins at road level with a single garage ahead of the entrance drive. The long drive brings you up to property which allows ample parking for several cars. The elevated position gives much privacy with high hedges and mature trees. At the rear of the property is the detached 2 room home office. The plant room for the pool is to the side of the kitchen and a new air source heat pump which heats the pool was installed earlier this year. The main garden sits in front of the house with terrace running the length of the property, perfect for al fresco dining and entertaining. There is a large lawned area to one side and then steps up to the

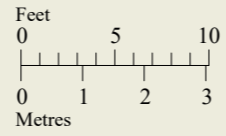
shaped heated swimming pool, approximately 39" x 20". The pool has an electric safety cover. Borders of lavender surround the pool providing much colour. There is a summer house/pool room towards the rear boundary which can be used as a changing area for the pool. Along the roadside boundary is a shed which has a garden store to one side and working sauna on the other. Along the western side of the property is the elevated copse which slopes up to the boundary with Lough Down, owned by The National Trust and Down House having access onto it. This area has many specimen trees and wild flowers, perfect for inquisitive children.





Down House, Wantage Road, Stratley-on-Thames, Berkshire, RG8 9LD

Approximate Gross Internal Area = 240 sq m / 2583 sq ft
 Outbuildings = 48 sq m / 516 sq ft
 Total = 288 sq m / 3100 sq ft



CREATESPACE DESIGN ref 322
 Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION
Services: Mains electric, gas and water are connected to the property. Swimming pool heated separately via an air source heat pump installed in 2023. Private drainage from newly installed treatment plant. Underfloor heating in kitchen and bathrooms. There is a water softener.

Energy Performance Rating: D / 59
Postcode: RG8 9LD
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 and proceed over the river bridge up to the crossroads at Stratley-on-Thames. At the crossroads, turn right, then take the next left turn, sign posted to Wantage. The driveway for Down house will be found about 100 metres along off 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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