



# WEST LODGE

STREATLEY-ON-THAMES ♦ BERKSHIRE







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Goring & Streatley Station - 1.25 / 1.5 miles ♦ Wallingford - 6 miles  
♦ Oxford - 19 miles ♦ Reading - 10 miles ♦ M4 at Theale (J12) - 10 miles ♦  
M40 at Lewknor - 15 miles (Distances approximate)

Idyllically located in a most desirable location on the elevated fringe of this quintessential English riverside village, yet just a short hop to London on the train, in well under the hour, with extensive amenities and outstanding schooling all within walking or short driving distance, West Lodge is privately situated, a short way down-stream from the historic heart of Streatley-on-Thames, enjoying a relaxing ambience and outlook, with panoramic views of the adjoining River Thames and Chilterns in abundance, the setting is simply delightful, set in mature riverside gardens and grounds of approximately 10.5 acres, with approximately 1,100 feet of river frontage and 1 acre of private islands, existing house and dry boathouse extending to approximately 4,908 sq ft in total, and clear potential for either adaptation of the existing home or full replacement with new grand design home sited closer to the river frontage.

Early viewing is advised to fully appreciated the simply wonderful and quite rare opportunity afforded.

- ♦ Quintessential English Riverside Village Within Close Walking / Driving Of Extensive Amenities, Schooling, and Mainline Railway Station To London Paddington In Well Under The Hour
- ♦ A Rare Opportunity To Acquire A Riverside Home Set In Approximately 10.5 Acres Of Gardens & Grounds, With Approximately 1,100 Feet Of River Frontage & 1 Acre Of Private Islands
- ♦ Clear Planning Potential For Either Adaptation Of Existing Home Or Full Replacement With Bespoke Grand Design Home Sited Closer To The River Frontage
- ♦ Panoramic Views Over Private Gardens, The Adjoining River Thames & Chilterns Beyond
- ♦ Wide Impressive Entrance Driveway With Brick & Flint Wall
- ♦ Covered & Enclosed Galley Porch
- ♦ Reception Hall
- ♦ Bathroom
- ♦ Kitchen / Breakfast Room
- ♦ Utility Room
- ♦ Rear Hall
- ♦ Home Office / Dining Room With Fitted Library Furniture
- ♦ Family Room With Fireplace
- ♦ Sitting Room
- ♦ Sun Room With Terrace
- ♦ Master Bedroom Suite With En-Suite Shower Room
- ♦ Guest Bedroom Suite With En-Suite Bathroom
- ♦ 3 Further Bedrooms
- ♦ Family Bathroom
- ♦ Internally Extending To Approximately 3,982 Sq Ft
- ♦ Extensive Mature Riverside Gardens & Grounds Of Approximately 10.5 Acres
- ♦ Approximately 1,100 Feet Of River Frontage
- ♦ Approximately 1 Acre Of Private Islands With Historical WW2 Pill Box
- ♦ Dry Boat House Of Approximately 925 Sq Ft
- ♦ Integral Garage
- ♦ In All Extending To Approximately 4,908 Sq Ft





**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, Moultsford 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 Downs 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 services are scheduled to be commencing from Reading which together with the electrifying of the line will significantly improve travelling times to Paddington and central London destinations.*











**PROPERTY DESCRIPTION**

Rarely available, West Lodge offers would be buyers a simply wonderful opportunity to acquire something quite special, both a lifestyle and home, and a vision for the future.

Idyllically located in a most desirable location on the elevated fringe of this quintessential English riverside village, the property is close walking or driving distance of the extensive amenities and outstanding schooling found within either Streatley-on-Thames or Goring-on-Thames, as well as for Goring & Streatley mainline railway station, which provides half hourly trains to London, providing direct access in under an hour.

Privately situated, just a short way down-stream from the historic heart of Streatley-on-Thames, enjoying an exceptionally relaxing ambience and outlook, panoramic views of the adjoining River Thames and Chilterns are to be found in abundance, with the most delightful setting enjoyed.

Sitting in approximately 10.5 acres of stunning mature gardens and grounds, the house resides in an elevated position at the far boundary of the plot, proudly overlooking all that it owns and beyond, including

approximately 1,100 feet of private river frontage, and, it's very own private islands, which extend to approximately 1 acre, and are extensively planted, and even have their own WW2 Pill Box.

The house is most interesting in internal design, affording light and spacious accommodation of a contemporary nature, including 5 reception rooms, 5 bedrooms, 2 of which are suites, and 4 bathrooms, in all extending to approximately 3,982 sq ft internally.

To the far southern corner of the grounds, adjoining the river, there is a superb dry boathouse, most spacious, with a separate driveway peeling off the main driveway towards it, extending internally to approximately 925 sq ft.

The size, privacy, and orientation afforded to the gardens and grounds, afford clear potential for full replacement of the existing house, with siting closer to the river frontage, should one wish to do so.

Awe-inspiring views and a lifestyle and future potential very rarely ever seen locally, West Lodge must be viewed to be fully appreciated.







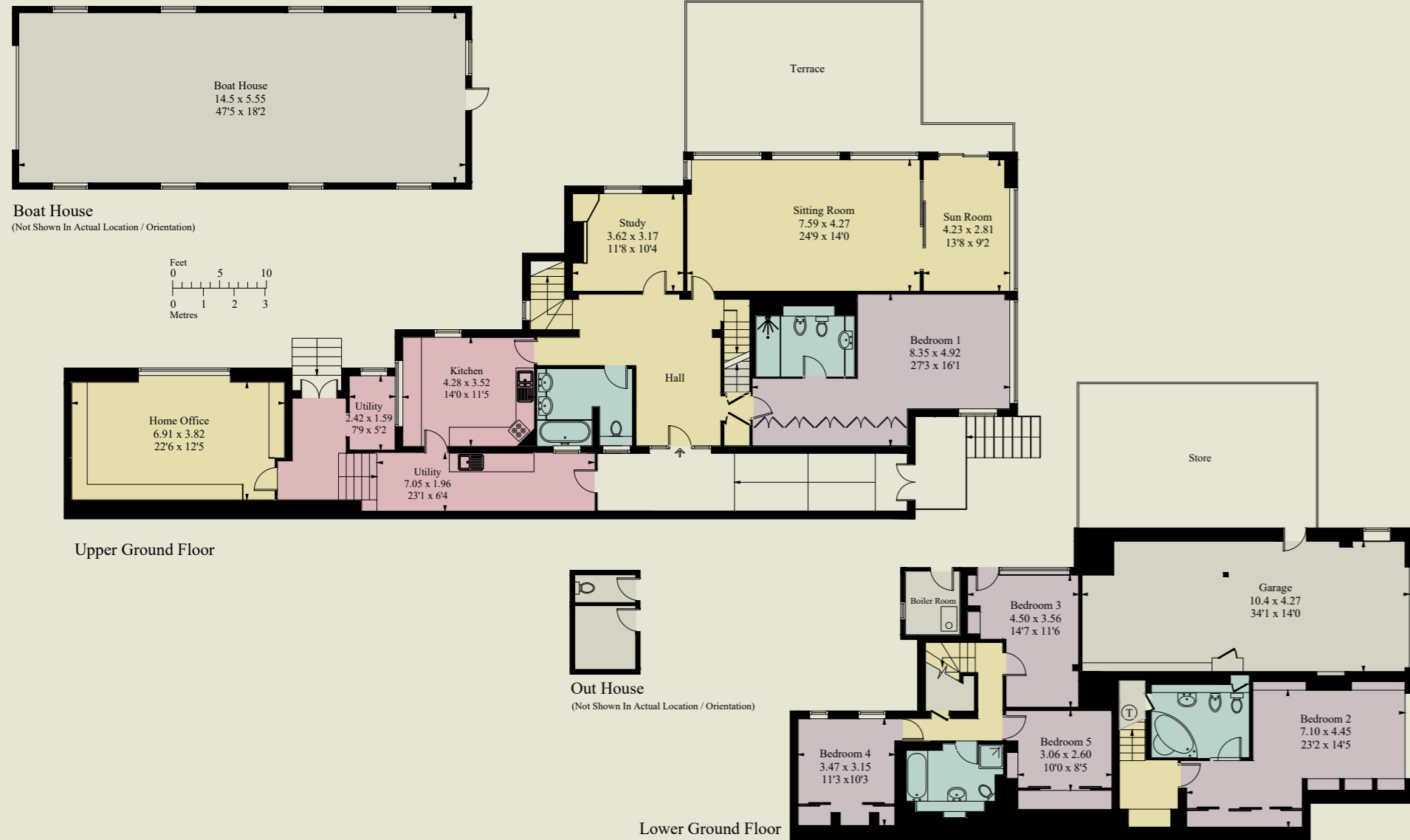
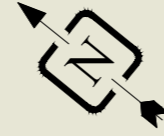


# West Lodge, Streatley, RG8 9NA

Approximate Gross Internal Area including Garage = 370 sq m / 3982 sq ft

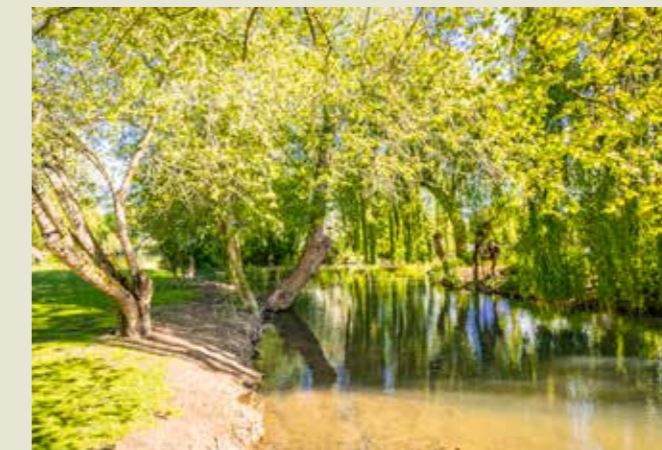
Boat House and Out House = 86 sq m / 925 sq ft

Total = 456 sq m / 4908 sq ft



CREATESPACE DESIGN ref 114

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



## GENERAL INFORMATION

**Services:** Mains electricity and water are connected to the property. Oil fired central heating. Private drainage.

**Energy Performance Rating:** E / 51

**Postcode:** RG8 9NA

**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 turn left and proceed down the High Street. Continue over the river bridge and up to the top of Streatley-on-Thames High Street, where at the traffic lights turn left on to Reading Road. Proceed for approximately three quarters of a mile, and the wide entrance into West Lodge will be found 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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