



13 THE BULL MEADOW

STREATLEY-ON-THAMES ♦ BERKSHIRE

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Goring-on-Thames High Street - 0.6 miles ♦ Goring & Streatley
Railway Station - 0.9 miles ♦ Wallingford - 5 miles ♦ Reading -
10 miles ♦ Henley-on-Thames - 13 miles ♦ Newbury - 13 miles
♦ Oxford - 18 miles ♦ M4 (J12) - 9 miles ♦ M40 (J6) - 15 miles
(Distances approximate)

Situated in an elevated position within a cul-de-sac location in Streatley, just steps from the highly regarded village Primary School, and also accessible to the shops and amenities over the river in Goring on Thames. The property offers four bedrooms, one with en-suite, and with the addition of a ground floor wet room, with attractive views from the first floor across the National Trust land of Lardon Chase. The mature garden offers a South facing orientation, with the added benefit of double garages. The property is offered with no onward chain.

- ♦ Sitting Room with Open Fireplace
 - ♦ Kitchen/Breakfast Room Overlooking the Garden
 - ♦ En-suite Primary Bedroom
 - ♦ Three Further Bedrooms
 - ♦ Ground Floor Wet Room
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- ♦ Views Across Countryside & Lardon Chase
 - ♦ South Facing Rear Garden
 - ♦ Cul de Sac Location

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- ♦ Double Garage

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- ♦ In All Extending to 1543 sq ft

-
- ♦ With No Onward Chain



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 is 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 and Coppa Club, 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 regarded 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, which together with the completed electrification of the line has significantly improved travelling times to Heathrow, London and beyond.

PROPERTY DESCRIPTION

Nestled within this popular cul-de-sac, steps lead up to the glazed front door, opening into the entrance hall. The sitting room is double aspect, with an open fireplace with stone surround and tilt and slide door onto the rear patio. The kitchen is rear aspect, fitted with a matching range of units with Oak worktop and integral electric hob and oven and a larder cupboard. An archway opens to a dining room with double doors onto the garden; this space is also well suited as a sun room with a South facing aspect. A wet room off the entrance hall completes the ground floor accommodation.

A staircase with glass balustrade leads to the first landing. The main bedroom is front aspect with a lovely outlook over National Trust land and the hills of Lardon Chase; it also benefits from an en-suite shower room. There are two further double bedrooms, one again offering attractive views over the front and a large wardrobe cupboard, and one overlooking the garden, as well as a single bedroom. The family bathroom has been re-fitted with a shower, contemporary tiling and a stone window sill.

OUTSIDE

A block paved driveway provides off street parking at the front, leading to the double garage. A wrought iron gate at the side leads to the rear. The rear garden is South facing, with a block paved patio adjacent. A stone retaining wall with steps leads up to the garden, which is laid to lawn with mature trees and bushes providing a sense of privacy to the rear. The garden is fully enclosed, with a lean-to storage shed at the side of the house.

The property also benefits from double garages, with dual up and over doors, light, power and a pedestrian door to the side.

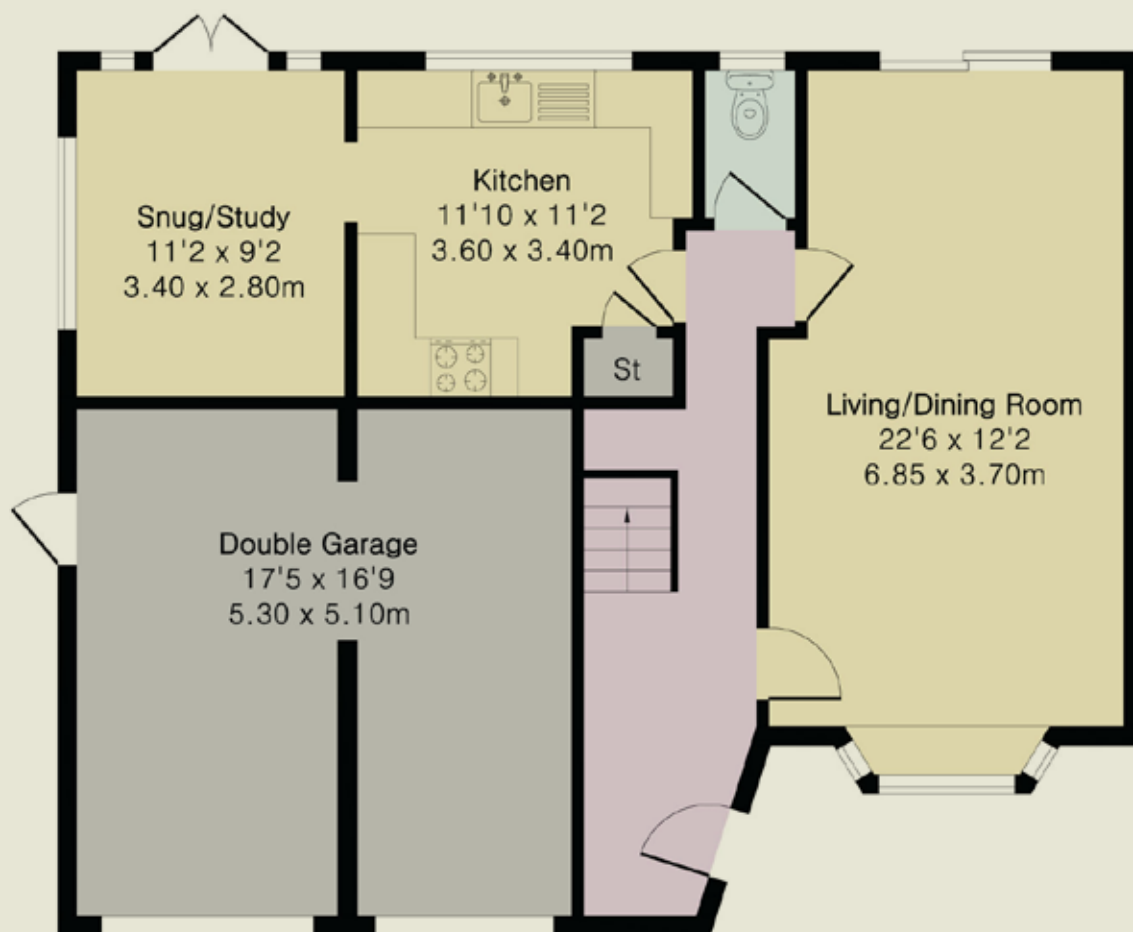


**Approximate Gross Internal Area 1543 sq ft - 142 sq m
(Including Garage)**

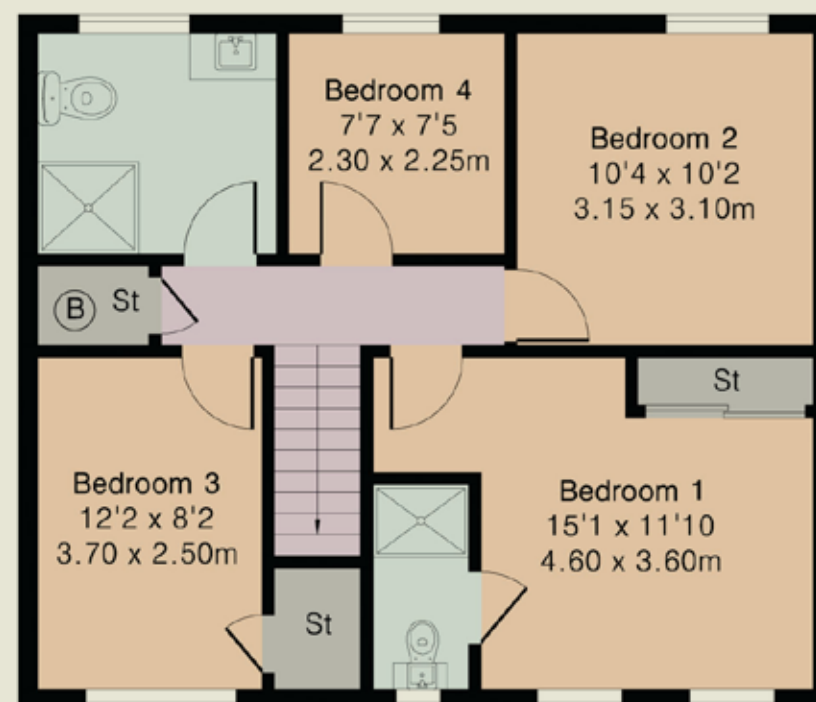
Ground Floor Area 651 sq ft – 60 sq m

First Floor Area 597 sq ft – 55 sq m

Garage Area 295 sq ft – 27 sq m



Ground Floor



First Floor



GENERAL INFORMATION

Services: The heating is powered by electricity, with smart WiFi trickle radiators and supplementary ceiling heating in the sitting room. Mains water and drainage.

Council Tax: F

Energy Performance Rating: E / 54

Postcode: RG8 9QD

Local Authority: West Berkshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring, turn left and proceed down the High Street over the bridge and up to the top of Streatley High Street. At the traffic lights continue straight across on the Aldworth Road and take the first left into the Coombe and then immediately left again into The Bull Meadow. Number 13 will be found on your right.

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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