



LIMESWELL

HIGH STREET ♦ STREATLEY ON THAMES ♦ BERKSHIRE

LIMESWELL

HIGH STREET ♦ STREATLEY ON THAMES ♦ BERKSHIRE

Streatley on Thames High Street 2 miles ♦ Goring & Streatley

Railway Station 2.5 miles ♦ Wallingford 6 miles ♦ Reading 12 miles

♦ Henley-on-Thames 15 miles ♦ Newbury 15 miles ♦

Oxford 20 miles ♦ M4 (J12) 10 miles ♦ M40 (J6) 16 miles

(Distances approximate)

Rare opportunity to acquire a delightful cottage being sympathetically restored with a wealth of original character features.

♦ Dating back to circa 1600 with attractive black and white timbered elevations

♦ Vaulted beamed ceilings in both the Reception Hall and Kitchen/Breakfast Room

♦ Beautifully renovated and refurbished to a high standard while retaining original period charm

♦ Wealth of exposed wall and ceiling timbers throughout

♦ Feature open fireplaces and traditional ledged and braced internal doors

♦ Delightful landscaped part-walled garden



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 boast 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 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 electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

"Limeswell" is a distinctive property having three gables along its frontage with the High Street. Originally a detached property, but divided by a former owner after the Second World War into two dissimilar cottages.

Although the cottage has a mainly late Victorian external appearance with typical red brick elevations under a gabled clay tile roof, it is thought that the origins of the property extend back to the 16th century, with a wealth of exposed timbers and beams, some reflecting the original structure, particularly around the staircase and landing area.

OUTSIDE

The property has a long frontage to the High Street extending approximately to 186', along the majority of which runs a high brick and flint wall, with the remainder comprising Lonicera Nitida hedge and a picket fence.

There are two pedestrian gateways giving access from the High Street with vehicular access over a private service road, which leads directly off the High Street having a gravelled forecourt area with ample space for parking in front of the cottage.

Flanking the drive area along the frontage to the High Street is a garden enclosed behind picket fencing.

In front of the cottage facing the High Street, are wide paths with York stone flags and having inset rose and flower borders, together with a prolific magnolia tree noted in the village for its spring flowers, together with a flowering cherry tree. This area of garden is enclosed by hedging for privacy and on one side, wide steps lead down to the main walled lawned garden which is approximately the size of a tennis court and features a magnificent copper beech tree, a walnut tree as well as other trees and shrubs and a tall clipped yew hedge.

Further steps from the lawn lead up to a walled courtyard terrace measuring approximately 23' x 18', which immediately adjoins the cottage and enjoys a sheltered and private aspect.

Beyond the main garden and running away from the High Street is a further garden 165ft deep. This has raised vegetable and flower beds leading to a terraced area with a flint and brick wall separating it from a grazing field. This garden is secluded with a large Fastigiate Yew and has views of Streatley Hill to the north west. The summer house, with double glazed windows, insulation and electricity has a south facing verandah.

Timber Garden Shed, 2.3m x 4.7m (7ft 6 in x 15ft 5in).



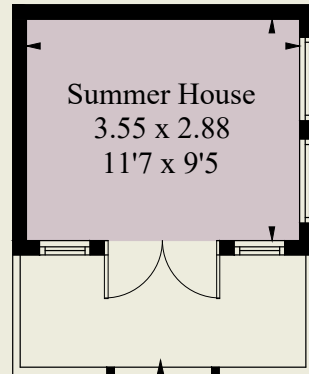
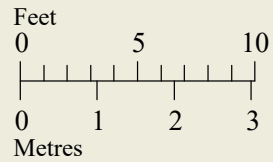
Limeswell, High Street, Streatley-on-Thames, Berkshire, RG8 9JD

Approximate Gross Internal Area = 145 sq m / 1560 sq ft

Limited Use Area = 7 sq m / 75 sq ft

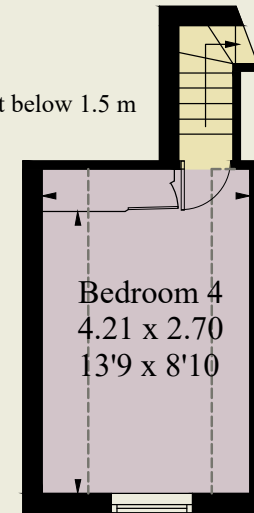
Summer House = 10 sq m / 107 sq ft

Total = 162 sq m / 1743 sq ft

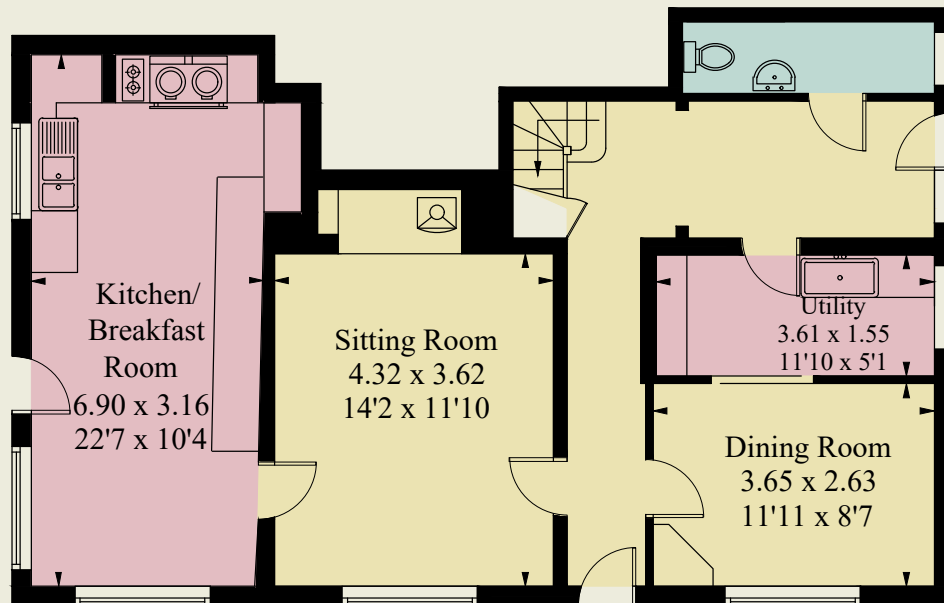


(Not Shown In Actual Location / Orientation)

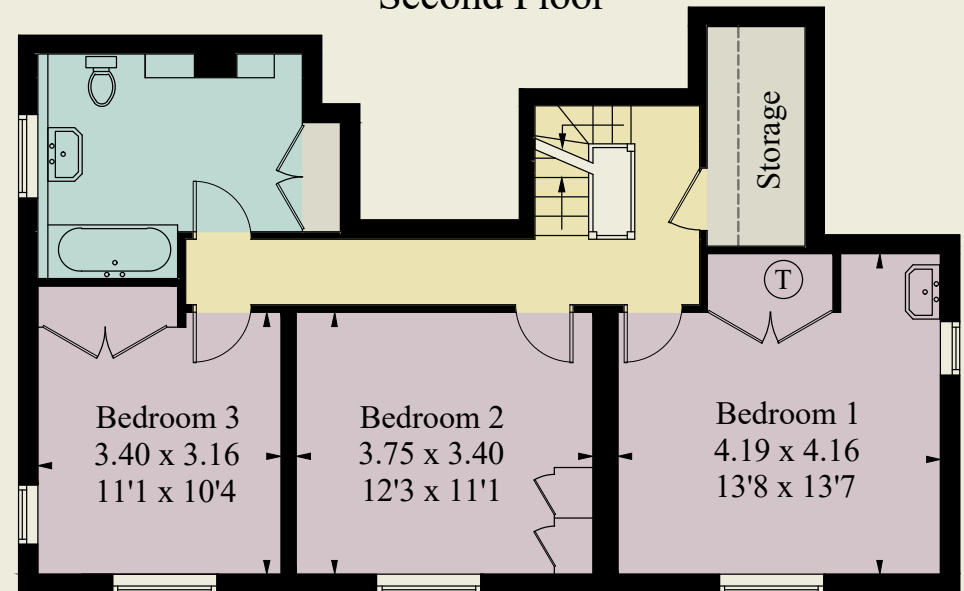
[Dashed line] = Reduced head height below 1.5 m



Second Floor



Ground Floor



First Floor

CREATESPACE DESIGN ref 418

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



GENERAL INFORMATION

Services: All main services are connected. Central heating and domestic hot water from wall hung Worcester Bosch boiler located in kitchen.

Council Tax: G

Energy Performance Rating: TBC

Postcode: RG8 9JD

Local Authority: West Berkshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

TBC



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.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

