



CLEEVE COURT COTTAGE

STREATLEY ON THAMES ♦ BERKSHIRE





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River Thames 2-3 Minutes' Walk ♦ Railway station (London Paddington within the hour)
 15 - 20 Minutes' Walk ♦ Reading (London, Paddington 27 minutes) - 10 Miles ♦
 M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley on Thames - 12 Miles
 ♦ Oxford - 20 Miles ♦ Wallingford - 5 Miles
 (Distances and times approximate)

Adjoining open countryside, with stunning far-reaching views afforded, this charming country residence yields most attractive architecture, with internally, more modern and contemporary living combining seamlessly with that of a rather more traditional air, culminating in a very special home, extending to approximately 2,734 sq ft, inclusive of detached garage with annexe over, duly encapsulating a simply stunning setting, idyllically located within this quintessential English riverside village, privately situated in most attractive mature gardens and grounds of approximately 0.89 of an acre, with planning permission granted to enlarge the current property, if desired.

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, careful planning and attention has provided a skillful blend of modern open plan living whilst preserving beautiful traditional features and ambience, embracing the delightful gardens and grounds with inside outside living, encapsulating an 'Al Fresco' lifestyle, culminating in an exquisite family home.

- ♦ An Exquisite Country Residence Adjoining Open Countryside, With Planning Permission To Enlarge, Situated In Stunning Gardens of Approximately 0.89 Of An Acre With Far-Reaching Panoramic Views Afforded
- ♦ 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
- ♦ Private Electrically Gated Driveway
- ♦ Detached Garage
- ♦ Annexe With Studio Room & En-Suite Shower Room
- ♦ 'Amdega' Glazed Entrance Porch
- ♦ Galleried Reception Hall
- ♦ Cloakroom
- ♦ Kitchen / Breakfast Room
- ♦ Utility Room
- ♦ Drawing Room With Fireplace
- ♦ Dining Room
- ♦ Sitting Room
- ♦ 'Amdega' Glazed Garden Room
- ♦ Galleried Landing
- ♦ Airing Cupboard
- ♦ Vaulted Master Bedroom Suite With En-Suite Bathroom & Shower Room
- ♦ 2nd Bedroom
- ♦ Family Shower Room
- ♦ In All Extending To Approximately 2,734 Sq Ft
- ♦ Stunning Mature Landscaped Gardens & Grounds Of Approximately 0.89 Of An Acre Adjoining Open Countryside
- ♦ Green House
- ♦ Gardeners Shed



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.

In the village within close walking distance is the very well regarded Streatley Nursery & Primary School, with the outstanding secondary school, 'The Downs', being in catchment for the village also, and having its own bus route from the end of Townsend Road. The area is also extremely well served by an excellent

range of private schooling, of particular note; Cranford House School and Moulsoford Preparatory School, which are just 2 miles away, The Oratory 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, with most having private bus services from Streatley itself, just a moments-walk from Tierra Mia.

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) in well under an hour. 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, running from Reading to London, with the full service across London scheduled to commence shortly, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.







PROPERTY DESCRIPTION

Cleeve Court Cottage is a most charming country residence, peacefully situated, adjoining open countryside in extensive gardens and grounds of approximately 0.89 of an acre, within the beautiful riverside village of Streatley on Thames, just a short hop to the river Thames, village shops and restaurants, schooling, and mainline railway station, which provides direct access to London within the hour.

Proudly displaying most attractive architecture, the property has mainly whitened brick elevations, with part timber glazed additions, sitting under a clay tiled roof, with feature angular windows complimenting traditional style glazing.

Whilst currently planning permission exists for a two storey extension, the appointment and orientation of the existing property lends itself to further flexible and generous adaptation and enlargement, subject to planning permission and ones own desire.

The main house is stylishly appointed, with spacious and superb open plan yet traditionally apportioned accommodation, which yields great light, and duly embraces and harnesses the mature gardens and grounds, encouraging inside outside living, and taking full advantage of the stunning far-reaching views over the adjoining open countryside.

The detached garage is both spacious and well laid out, with to the ground floor, ample space for at least one motor vehicle, as well as bicycles and a workshop / store, whilst to the first floor, separate externally accessed stairs lead to the studio annexe, which also has an en-suite shower room.

Extending in all to approximately 2,734 sq ft, with great further potential afforded, Cleeve Court Cottage represents a simply wonderful opportunity, with viewing highly recommended.







OUTSIDE

Cleeve Court Cottage sits privately tucked away on the elevated near-fringe of the village, initially accessed along a shared private driveway, then opening through a private whitened five bar electric gate on to the deep and splayed gravelled driveway to the property. The approach, which is most stunning, being long and winding with a tree lined vista breaking through to open countryside, is only bettered once you drive through into the grounds of the property itself, where the view immediately invites you in.

Set in mature landscaped gardens and grounds of approximately 0.89 of an acre, the gardens and grounds are an absolute delight to enjoy, as are the far-reaching views to be discovered adjoining the grounds. Detailing most interesting design and attractive mature planting, with a truly outdoor lifestyle to

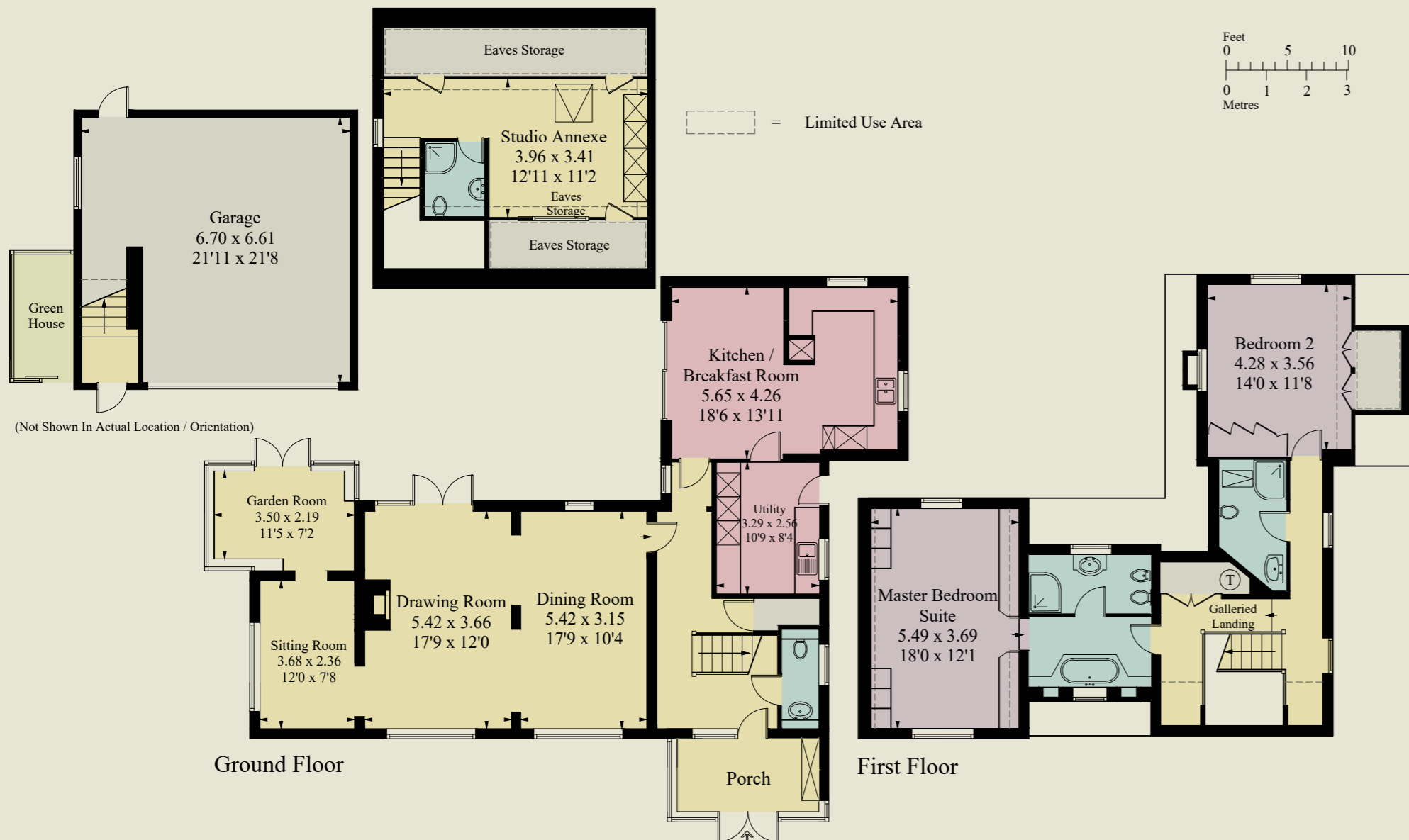
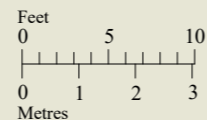
be enjoyed, the gardens are laid mainly to lawn, and interspersed with a stunning variety of ever-green and colourful planting. There are four main areas to the gardens; The main gardens surrounding the fronts and side of the house, the rear garden to the kitchen / breakfast room side of the house, and the rear garden to the sitting room and garden room side of the house, all connected attractively with wide and deep paved terraces. Beyond the main gardens, there is a park like garden, with many specimen trees, and an open vista to both sides, yet which could easily be hedged should further privacy be desired.

Simply stunning, the gardens and grounds themselves are only enhanced by the peaceful setting and awe-inspiring views, providing an all-encompassing 'Al Fresco' lifestyle, and in all, extend to approximately 0.89 of an acre.



Cleeve Court Cottage, Streatley-on-Thames, Berkshire, RG8 9PR

Approximate Gross Internal Area = 170 sq m / 1829 sq ft
 Outbuilding = 63 sq m / 678 sq ft Limited Use Area = 21 sq m / 226 sq ft
 Total = 254 sq m / 2734 sq ft



CREATESPACE DESIGN ref 218

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



GENERAL INFORMATION

Services: Mains electric, gas, water, and drainage are connected to the property. Gas fired central heating and hot water. Gigaclear at front gate available for connection.

Energy Performance Rating: 42 | E

Postcode: RG8 9PR

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, bear left and proceed down the High Street. Continue over the River Bridge and up to the top of Streatley on Thames High Street. At the traffic lights turn right onto the Wallingford Road and after passing the junction with the Wantage Road carry straight for a few hundred metres, turning right into the entrance drive to Cleeve Court and the village recreation field. In a further couple of hundred metres, past the village recreation field, Cleeve Court 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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