

# CRAYS POND HOUSE

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AN ELEGANT PERIOD FAMILY HOUSE  
SET IN LOVELY GARDENS

Reception hall • Drawing room  
Dining room • Kitchen/breakfast room  
Conservatory • Study • Family room  
Playroom • Cloakroom • Cellar  
Principal bedroom suite • Guest  
bedroom with en suite bathroom  
Three further double bedrooms  
Family bathroom

Triple garage • Separate wooden  
outbuilding • Garden shed/store

About 0.6 acre

Pangbourne 3 miles  
Goring 2.5 miles  
Wallingford 8 miles  
Reading 8.5 miles  
M4 J12 8 miles  
Oxford 19 miles



## Directions (RG8 7QG)

From the crossroads of Crays Pond, proceed west towards Goring/Streatley and the field gate entrance to Crays Pond House is after 20 metres on the right.

## Situation

Crays Pond House stands in the heart of Crays Pond; a pretty rural hamlet in an Area of Outstanding Natural Beauty between the Berkshire Downs and the Chiltern Hills. The Thameside villages of Goring and Pangbourne are both a few miles away and provide a comprehensive range of local facilities and a main line rail link to London, Paddington within the hour. The attractive market town of Wallingford is just 8 miles away and has a full range of local amenities including a large Waitrose, a hospital, individual and high street shops and several good restaurants. Reading has a wider range of amenities and recreational pursuits, including a train station with frequent trains serving London, Paddington in about 27 minutes. The local area is served by a first class range of schooling for all requirements. In particular, The Oratory and The Oratory Prep School, Pangbourne College, Bradfield College, Cranford House and Moulsoford preparatory schools, as well as having good links to Abingdon, Reading and Oxford for further schooling. The area is also extremely well served for sporting facilities including golf, clay pigeon shooting at The Royal Berkshire Shooting School, horse riding, walking, and racing at Newbury and Ascot.

## Description

Dating back to about 1820, Crays Pond House is an elegant family home, beautifully presented throughout with well-proportioned rooms, large windows and high ceilings. Rudolph Nureyev, the famous ballet dancer, lived there during the 1960s after his defection from the Soviet Union, and this is only the third time the property has come to the market since World War II.

The front door opens into a large entrance hall with attractive herringbone oak flooring leading up to an impressive staircase. The ground floor is well arranged with excellent reception rooms which look over the gardens to the front and back. Of particular note is the drawing room with its open fireplace and three sets of French doors leading to the outside. The family room has an open fireplace and oak shelves. There is a fine dining room with bay window and open fireplace. The conservatory has an ornate quarry tiled floor, and there is lapsed planning permission to replace the existing with an orangery (planning reference P11/E0188 South Oxfordshire District Council). There is also a tiled wine cellar located below the drawing room. The kitchen/breakfast room is well designed with plenty of storage, a large central island and a four door oil fired Aga.



From the hall, stairs leads up to a large landing, with a full height picture window on the half turn allowing in a wealth of natural light and lovely elevated views of the garden. The impressive principal bedroom suite is at one end and has a vaulted ceiling with a smart contemporary bathroom and a large walk-in wardrobe, also with vaulted ceiling. Also on this floor is a guest bedroom suite, three further double bedrooms and a family bathroom.

## Outside

The house is approached through an electric five bar wooden gate onto a gravel driveway leading up to the triple garage. There is an area of lawn in front of the house with a beautiful mature sycamore tree in the centre, smart box hedging and pretty planting lead up to the front door.

There is a wide terrace directly off the back of the house accessed from the drawing room. The rear garden is mainly laid to lawn with a very pretty mature willow tree in the centre. The boundaries offer maximum privacy with a mixture of mature trees, hedges and shrubs. Leading off the playroom are two terraces, imaginatively laid out with box hedging, herbaceous plants and pergolas connected by gravel pathways. The far terrace has a wonderful built-in gas fire pit and lighting which is ideal for evening alfresco entertaining. The garden has a fully automatic watering system.

There is also a triple garage close to the house as well as a large separate wooden outbuilding which would lend itself very well to a home office, gym or hobby work.





# CRAYS POND HOUSE

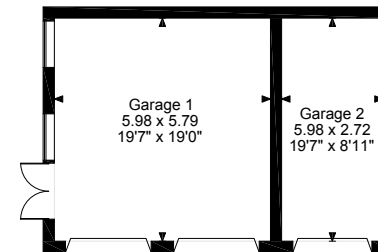
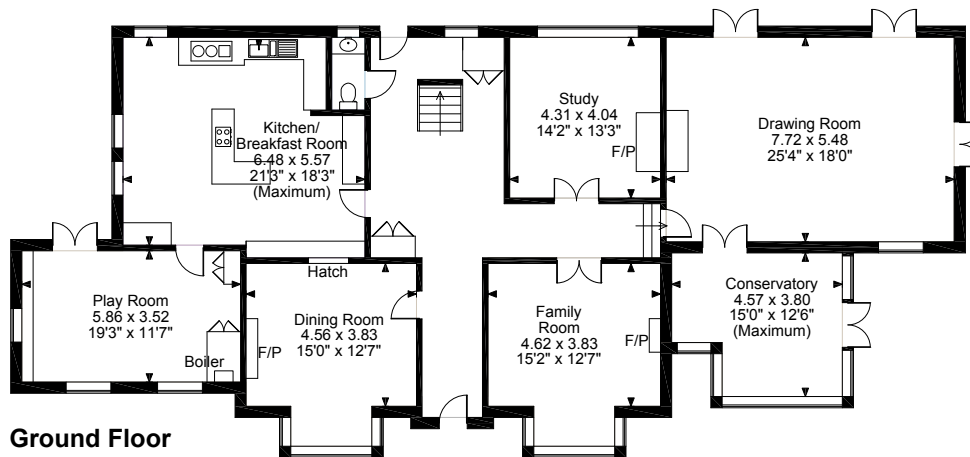
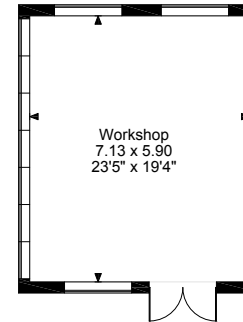
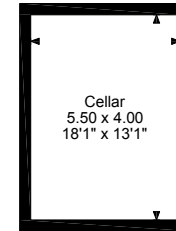
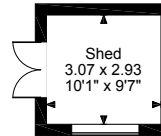
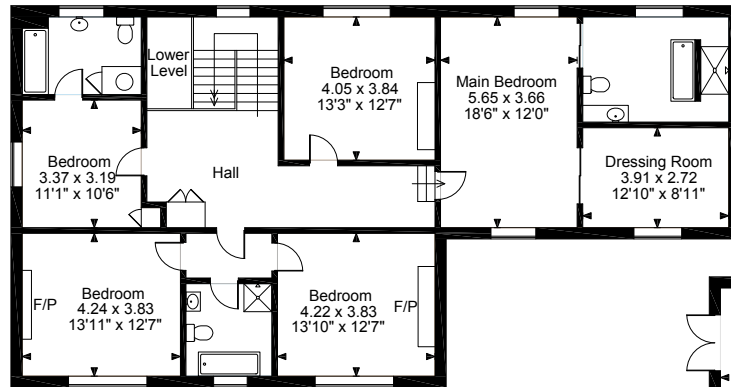
Main House internal area 4,396 sq ft (408 sq m)

Garage internal area 567 sq ft (53 sq m)

Workshop internal area 453 sq ft (42 sq m)

Shed internal area 97 sq ft (9 sq m)

Total internal area 5,513 sq ft (512 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
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## General Remarks and Stipulations

**Tenure:** Freehold with vacant possession on completion.

**Services:** Mains water, electricity, drainage and gas. Gas fired central heating. In accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008, please note that none of the services has been tested.

**Local Authority:** South Oxfordshire District Council. Tel: 01491 823000

**Post Code:** RG8 7QQ

**Energy Performance:** A copy of the full Energy Performance Certificate is available on request.

**Agent's Note:** Photographs taken August 2016 and April 2017.

**Viewing:** Strictly by appointment with Savills.



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