



NORTH THURLE

STREATLEY ON THAMES ♦ BERKSHIRE



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Goring (London Paddington within the hour) ♦ Streatley High Street/River ½ mile ♦ Reading 10 miles (London Paddington 27 minutes) ♦ M4 (Junction 12) 10 miles ♦ Henley on Thames 13 miles ♦ Newbury 14 miles ♦ Oxford 17 miles
(Distances and times approximate)

Occupying an elevated position on the quiet fringe of this picturesque Thames-side village in a fabulous situation surrounded by a stunning rural landscape and conveniently placed for the excellent range of shops and amenities in the adjoining village of Goring on Thames located just over the River bridge in Oxfordshire which includes a mainline station affording access to London Paddington in under the hour.

A self-contained attached property comprising part of an exclusive Edwardian Estate, affording 2 bedroom, 2 reception accommodation having been subject to a luxurious refurbishment with small private garden and 2 parking spaces.



♦ Contemporary Open Plan Kitchen /Dining Room

♦ Sitting Room

♦ Vaulted Landing

♦ Utility Cupboard

♦ Master Bedroom

♦ 2nd Double Bedroom

♦ Bathroom

♦ Private Garden

♦ Gravelled Parking Space

♦ 2nd Parking Space allocated off Communal Driveway

SITUATION

The picturesque village of Streatley on Thames lies in a scenic valley on the Berkshire side of the River Thames almost equidistant between Wallingford and Pangbourne, and directly opposite the village of Goring in Oxfordshire. The two villages face each other on either side of the River at a point known geographically as the 'Goring Gap' set between the Berkshire Downlands and the Chiltern Hills, and designated an AONB.

The County town of Reading together with Oxford, Newbury and the M4 are all easily accessible, and the mainline station in Goring provides excellent commuter services up to London (Paddington and Waterloo). Goring being the larger village has a wide range of shops and amenities as well as Restaurants, Riverside Café, Olde Worlde Inns, Bank, Doctors, Dentist, and 2 Hotels.

Rectory Road lies on the North West fringe of Streatley and leads out of the village to the Golf Course and ends in a further ¾ mile at Warren Farm. From here the historic ridgeway path begins its journey up and over the Berkshire Downlands, having crossed the Thames at Goring from the Chilterns. The road itself, which lies on a raised escarpment overlooking the Downs, has only a cluster of houses mainly individual and many dating from around the turn of the last century. Both Goring & Streatley Golf Course and a Professional Livery Yard are on the doorstep.

NORTH THURLE

North Thurle is a self-contained attached property occupying a quiet and secluded position comprising part of an exclusive Edwardian Estate, surrounded by open countryside, and just minutes from the historic Ridgeway path, beautiful countryside walks & rides.

The property has been sympathetically refurbished throughout to an exacting standard, presented beautifully and encompassing a modern and contemporary flare whilst embracing and retaining the character of the building.

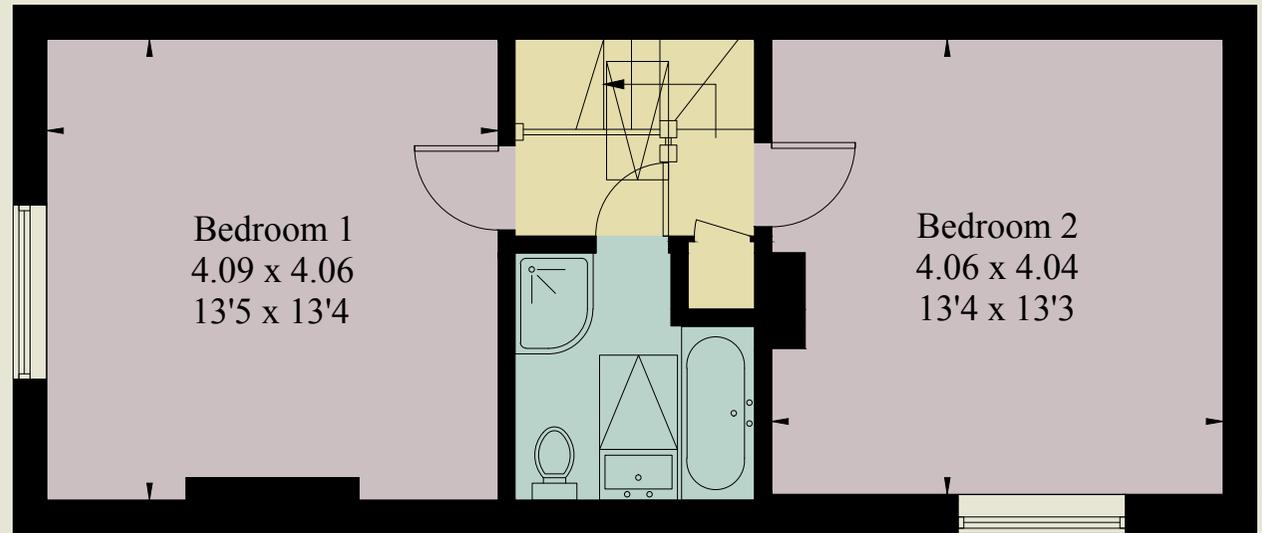
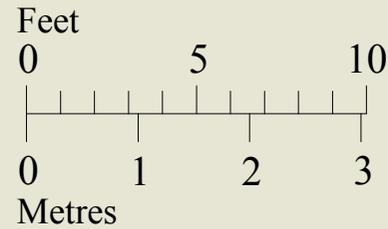
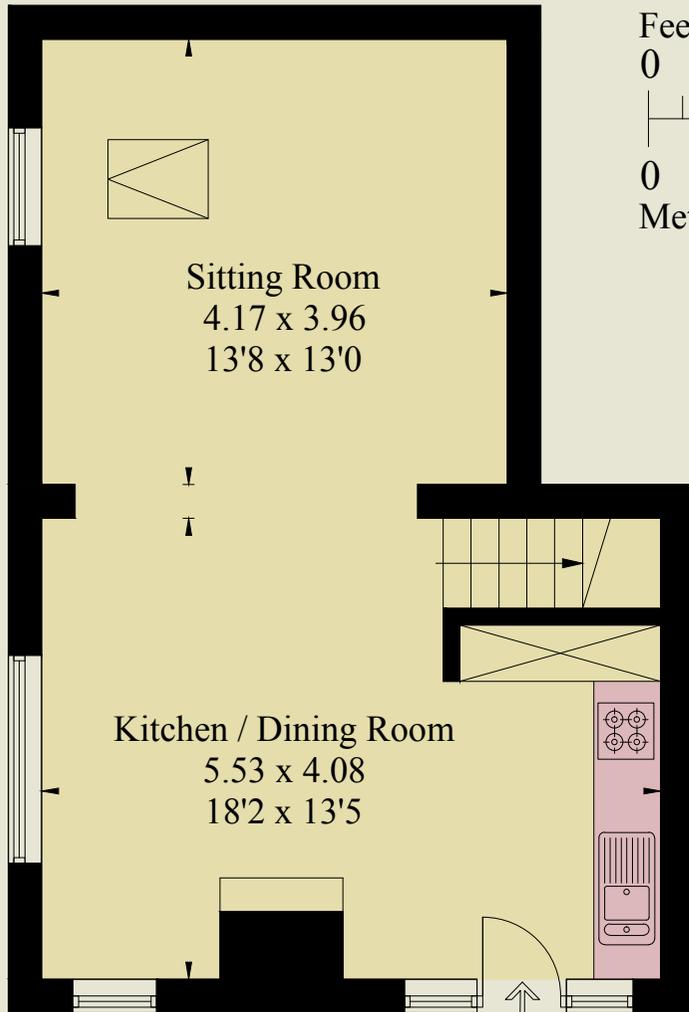
Approached over a private shared driveway is a gravelled parking space, and small lawned garden with hedged border. Part way down the driveway is a further allocated parking space. On the ground floor, the front door leads into the Kitchen area which is of excellent quality and fitted with a host of integrated appliances including fridge, freezer, dishwasher, double electric oven and gas hob. Beyond the kitchen is an open-plan Dining Room with oak flooring and contemporary remote controlled gas fire. The Dining Room is open plan to the the Sitting Room. The staircase leads up to the light and airy landing, off which are the vaulted Master Bedroom, second Double bedroom, a Bathroom with separate shower and a Utility Cupboard housing a washer-dryer and the wall mounted boiler.

Early viewing is advised in order to fully appreciate the luxurious finish and superb exclusive location.



North Thurle, Rectory Road, Streatley, Reading, RG8 9QH

Approximate Gross Internal Area = 83.3 sq m / 896 sq ft



Ground Floor

First Floor

Illustration for identification purposes only. Not to scale
Ref: 178447



Allocated parking space off communal drive to be formed

GENERAL INFORMATION

Tenure: Leasehold. 999 years.

Services: Mains electricity, water, and gas are connected to the property. Private shared drainage / sewage treatment plant. Central heating and domestic hot water from gas fired boiler. High speed broadband is available for connection.

Energy Performance Rating: C / 78

Postcode: RG8 9QH

Local Authority: West Berkshire District Council
Telephone: 01635 42400

VIEWING

Strictly by appointment through either Savills or Warmingham & Co.

DIRECTIONS

From Warmingham & Co's 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 High Street. At the traffic lights turn right onto the Wallingford Road and in a further few hundred yards bear left onto the A417 Wantage Road. Just before leaving Streatley bear left again into Rectory Road and follow along for a further $\frac{3}{4}$ a mile, passing the Golf club, and continuing a while longer. On reaching Thurle Grange on your right, take the second entrance turning down a track driveway, and keep right as it leads around to the rear of the property. North Thurle will be found along on your right 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 either Savills or 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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