

1 CHURCH CROFT COTTAGE, CHURCH LANE, STREATLEY, BERKSHIRE, RG8 9HU



- Beautifully Presented Character Cottage with Three Good Size Bedrooms
- South Facing and Private Gardens
- Easy Access to Thames Path, Railway Station and Village Amenities
- Fully Fitted Kitchen with Built in Appliances
- Sitting Room with Dining Area with Wood Stove
- Fully Insulated Conservatory Overlooking Gardens
- En-Suite Shower Room & Stunning Family Bathroom

Asking Price £825,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



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Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

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PROPERTY DESCRIPTION

Originally dating to 1852 the beautiful home has been sympathetically extended to provide three bedrooms, two reception rooms & two bathrooms. Tucked down a quiet lane off the High Street with views across the churchyard, Streatley Meadow and National Trust hills. The garden is South facing with off street parking. EPC Rating C

LOCAL INFORMATION

Goring and Streatley is also conveniently located for direct trains to London. Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

Recognised as one of the most beautiful stretches of the Thames known as the 'Goring Gap', the villages of Goring & Streatley lie on opposite sides of the river in a designated Area of Outstanding Natural Beauty. Offering many amenities such as shops, restaurants, hotels, pubs and a highly sought after primary school and pre-school. The village has a thriving local community with a wide range of clubs, societies and special interest groups - latest news and events are available on the village website at visitgoringandstreatley.co.uk



ACCOMMODATION

An enclosed front porch opens into an open plan sitting/dining room, with a cast iron wood burner and a door leading into a fully insulated conservatory, which in turn has French doors onto the garden. The kitchen is fitted with a matching range of wall and base units with granite worktops and integral appliances including electric induction hob, oven, microwave/grill, dishwasher, fridge and freezer. The kitchen leads to a utility room with an additional sink and space and plumbing for washing machine and tumble dryer. To complete the ground floor accommodation is a snug, with a wood burner and French doors to the patio. A staircase leads to the first floor. The main bedroom has a vaulted ceiling and built in wardrobes, with French doors opening to a small balcony, providing uninterrupted views over the churchyard, Streatley Meadow and to the skyline of Streatley High Street and the hills of The Holies beyond. The ensuite has a walk in shower with double shower heads, and is finished with Fired Earth tiles. There are two further double bedrooms, one with built in storage, and both with an outlook over the church, meadow and village. The family bathroom has been re-fitted with a modern suite comprising a walk in shower and feature freestanding stone bath with underfloor heating and full tiling.

OUTSIDE SPACE

The private garden is set to the side of the cottage, and faces South, with a flagstone patio running the length of the house, opening onto a level lawned garden with planted beds. A path leads to a timber shed and side gate, opening to the parking area, which could be expanded to accommodate more vehicles if required.





LOCAL AUTHORITY and SERVICES

West Berkshire County Council. Council Tax Band E. Mains water and drainage. Gas fired central heating with a modern, efficient boiler. Underfloor heating to all bathrooms and the kitchen.

CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative. Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at davistate.com

BUYERS INFORMATION

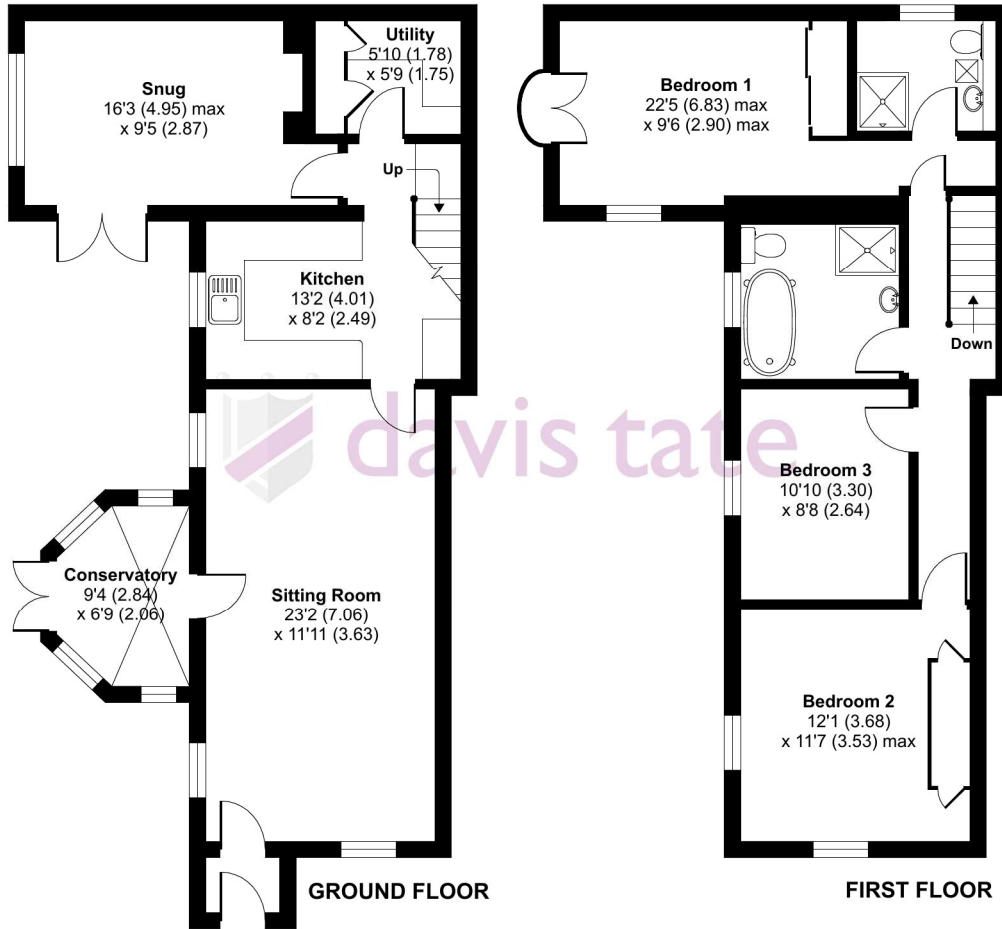
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 1298 sq ft / 120.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Davis Tate. REF: 586173