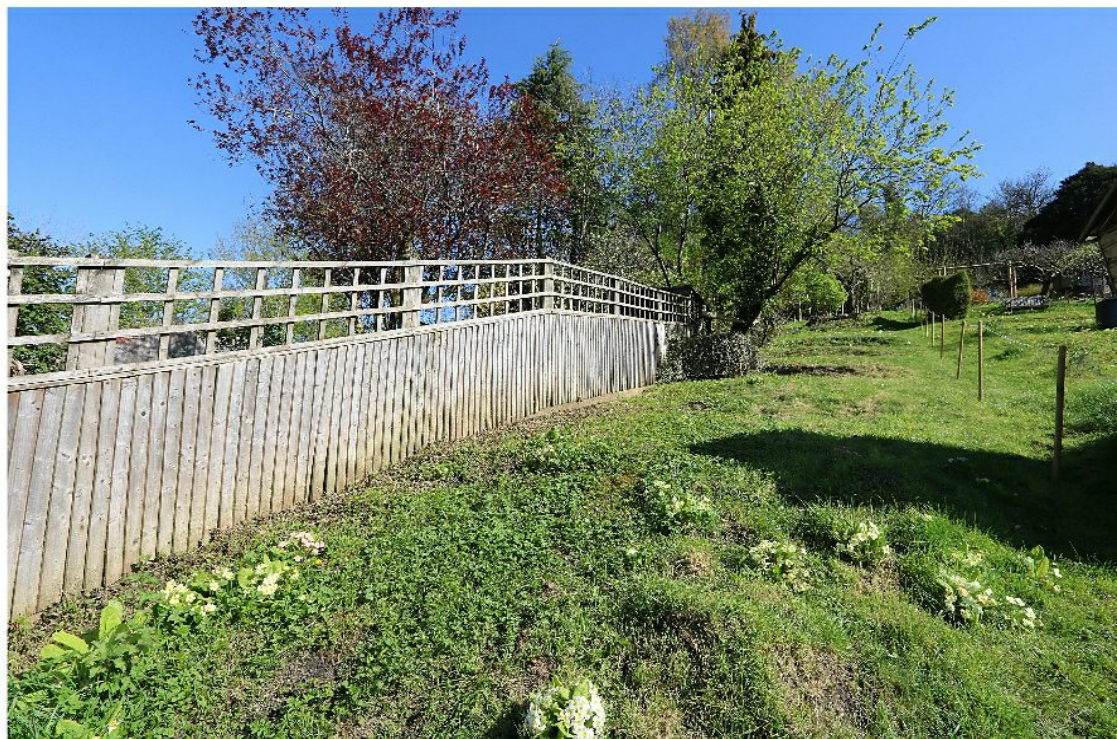




Dudley
**Singleton
& Daughter**
The Country Agent



7 Coombe Cottages • The Coombe • Streatley

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Catchment for The Downs School • Easy walking distance to Streatley Primary School and village pub, Goring shops, village hall, restaurants. 15-minutes walk to Goring train station 0.9 mile • Reading 10 miles (all distances/times are approximate)

735 sq ft / 68 m²
(all measurements are approximate)

A Victorian 2-bedroom cottage in a peaceful road, set on high ground with views of fields and woodland to the front and long terraced gardens to the rear.

The Coombe is a highly desirable no through road. The property could benefit from modernisation and improvement to include the kitchen and bathroom, with potential for an extension to the rear (Subject to LAPP). There is a gate to the rear onto National Trust land.

The Coombe is within walking distance of the primary school, the local pub, The Bull and the Thameside Coppa Club restaurant, bar, hotel and members gym. Goring is within walking distance with its cafes and shops and the station offers easy access to Reading, London Paddington and Oxford.

Special features:

- The property is in neat and tidy order throughout
- Built in wardrobes to the main bedroom, airing cupboard to bathroom
- Pretty rural views to the front
- Sitting room has a large original open log fire with oak mantel and surround
- Front door and front windows have been replaced with primary double-glazed units
- All mains' services including gas. Full gas fired central heating
- First floor bathroom

Summary of accommodation: Sitting room with dining area, kitchen. 1st floor; 2 bedrooms, bathroom.

Gardens: Good sized rear terraced gardens with a gate at the end onto National Trust land and paved seating area by the house. Small paved garden area to the front. On-street parking.

Local facilities: Situated in a semi-rural location in an Area of Outstanding Natural Beauty, and near to many beautiful amenities. 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.

The village of Goring offers a wide range of amenities including independent shops, cafes, restaurants, pubs, a health centre, hotel, library, dentist and hairdressers.

The train station has excellent direct links to Oxford, Reading and London Paddington. There is also easy access for the major local towns, including Oxford, Reading and Newbury and the M40 and M4 motorways.



Schools: The property is within catchment of the sought-after The Downs School in Compton, as well as Streatley Primary School, and Upper Basildon Primary. Nearby there are excellent schools; Pangbourne College, Bradfield College, St Andrew's Prep, Cranford House, Moulsoford Prep & Senior School for boys, and The Oratory Prep & Senior School.

Directions: From the traffic-controlled crossroads with The Bull pub on your left, proceed up Streatley Hill, turn left into The Coombe, pass the school and the property will be found on the left.

What3words: elbowing.unsecured.patch

Post Code: RG8 9QP

Tenure: Freehold

Services: Mains electricity, gas, water, and drainage.

EPC Rating: D

Local Authority & Council Tax Band: West Berkshire, Band D

Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale.

Viewing by arrangement with vendor's agent, Dudley Singleton & Daughter, No. 1 Station Road, Pangbourne, Berkshire, RG8 7AN.

0118 984 2662

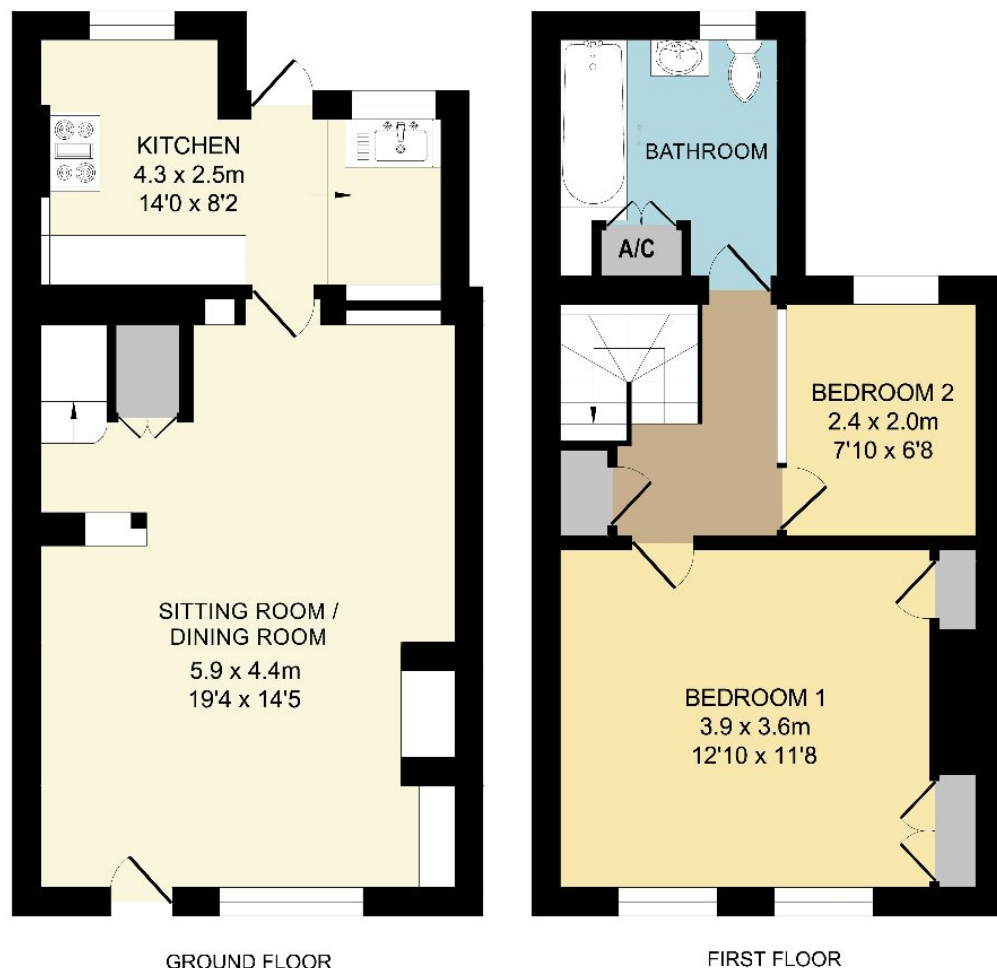
info@singletonanddaughter.co.uk

Websites: singletonanddaughter.co.uk rightmove.co.uk, mayfairoffice.co.uk, onthemarket.com, countrylife.co.uk

London Office: Cashel House, 15 Thayer Street, London, W1U 3JT.

TOTAL APPROX. FLOOR AREA 68.0 SQ.M. (735 SQ.FT.)

All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. www.singletonanddaughter.co.uk



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