



# 4 Hill Gardens

Streatley

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

## A substantial five-bedroom detached house with well-presented, flexible living space, on a peaceful cul-de-sac

An impressive detached family home with light, airy and beautifully appointed accommodation. Set in a sought-after position in the highly regarded village of Streatley, the property features spacious, flexible reception rooms and living space across three levels with understated, attractive styling, while outside there are peaceful, sunny gardens backing onto dense woodland.



**5 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**2 STUDIES**



**FREEHOLD**



**VILLAGE**



**4,617 SQ FT**



**GUIDE PRICE  
£1,375,000**



### The property

4 Hill Gardens is a well-proportioned and comfortable detached family home with a unique layout, providing five bedrooms and five reception rooms set in an elevated position with far reaching views over the Goring Gap and Lardons Chase. The property is arranged across three levels, with the elevated, split-level ground floor featuring a welcoming reception hall, with double width stairs leading up to a landing with double doors opening onto the 23ft sitting room with its recessed fireplace and sliding glass doors opening onto the balcony at the front. Steps lead down to the dining area at the rear, where there is space for a family dining table and French doors opening onto the stunning garden room with its skylights overhead, panoramic windows and French doors opening onto the patio.

The garden room is also accessible via the open-plan kitchen and breakfast room, which provides additional open-plan living with space for a breakfast table and a seating area. The kitchen itself has modern wooden units, a central island and integrated appliances,

including dual ovens and a gas hob with an extractor hood. The adjoining utility room offers further space for home storage and appliances.

There is a useful study for private home working on the ground floor and generous cloakroom, while on the first floor there are four well-presented double bedrooms. These include the generous principal bedroom with its built-in wardrobes and ensuite bathroom, which has a bathtub and a separate walk-in shower. The first floor also has a family bathroom, while on the second floor there are a further two well-proportioned rooms with skylights overhead and access to eaves storage. One is ideal for use as a games room, while the other is currently arranged as an office, but both could be used as bedrooms if required. The larger room has plumbing fitted should an ensuite be required. There is also plenty of boarded storage available in the eaves.



## Outside

At the front of the property, the tarmac driveway provides parking space for several vehicles, as well as access to the integrated deep double garage for further parking or home storage with power and shelving available. Steps lead to the front gardens, which have an area of lawn and various border trees and hedgerows, as well as to the covered main entrance. At the rear, the gardens are west facing and welcome plenty of sunlight throughout the day. They include a patio area for al fresco dining, with steps leading to a lawn beyond, which is bordered by various established shrubs and hedgerows. There is also a shed for garden storage and a Wendy house for children to enjoy. The gardens back onto woodland which can be accessed by private gate, creating a sense of peace and seclusion.

## Location

The property is situated in sought-after Streatley, just across the Thames from popular Goring and backing onto beautiful rolling countryside. Local amenities include a local pub and a very good primary school in Streatley, with a range of independent shops, restaurants and a riverside café at Goring, along with a medical centre and dental surgery, while the nearby mainline station provides rapid commuter services to London. Nearby Pangbourne has further day-to-day facilities, with a more comprehensive range available in Reading, Wallingford, Henley and Oxford, which are all easily accessed. The M4 is accessible at Junction 12 affording easy access by road to the capital, its airports and the motorway network. There are recreational facilities for all requirements in the locality and the surrounding area is renowned for its excellent walking, cycling and riding routes.



## Distances

- Goring-on-Thames 0.7 miles
- Pangbourne 4.1 miles
- Wallingford 6.0 miles
- Didcot 8.5 miles
- Reading 9.5 miles

## Nearby Stations

- Goring & Streatley, 20 mins walk / good parking
- Fast rail links to Reading, London and Oxford
- Crossrail (Elizabeth Line) from Reading

## Key Locations

- Beale Wildlife Park
- Thames Path
- Basildon Park
- Mapledurham House
- The Living Rainforest
- Ridgeway Path
- Withymead Nature Reserve

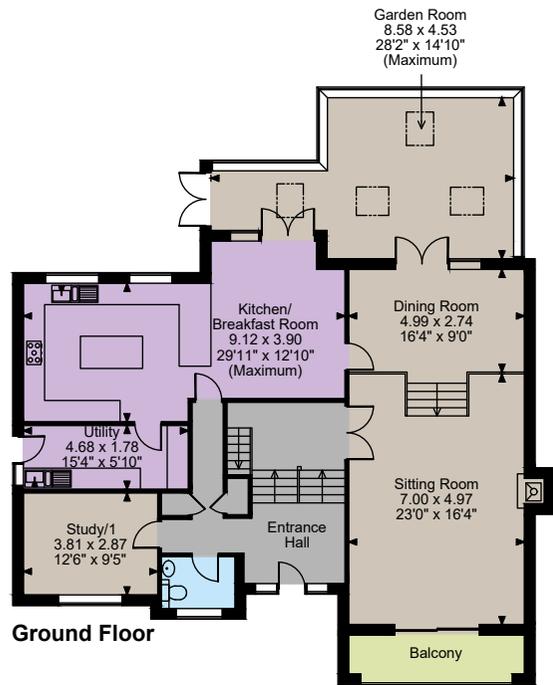
## Nearby Schools

- Streatley Primary and pre-school
- Goring CE School
- Moulsoford Prep
- Cranford
- St Andrew's
- Pangbourne College
- The Oratory School and Prep
- Bradfield College
- Compton CE Primary School
- The Downs School

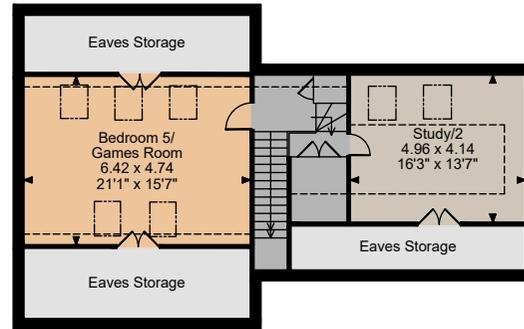
## Situation

- Area of Outstanding Natural Beauty (AONB)
- The National Trust location
- Local golf club
- Local 4 star hotel, leisure and fitness club
- Local tennis, sailing and rowing clubs

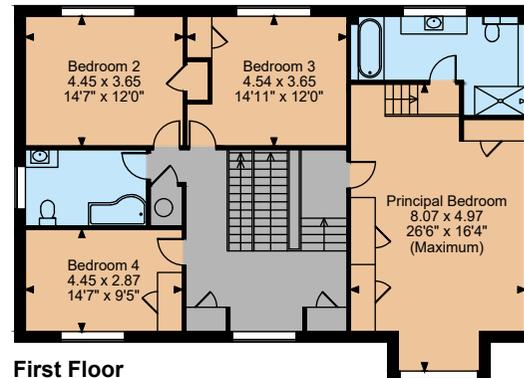




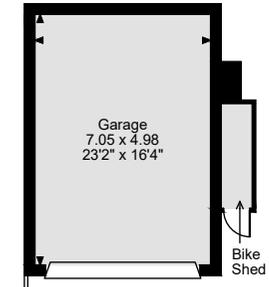
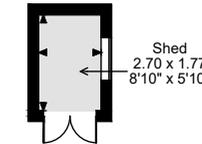
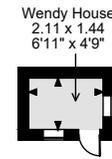
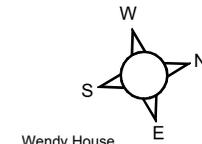
Ground Floor



Second Floor



First Floor



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

□ □ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 3,587 sq ft (333 sq m)  
 Limited Use area 548 sq ft (5110 sq m)  
 Garage and Outbuilding internal area 484 sq ft (45 sq m)  
 Total internal area 4,617 sq ft (429sq m)  
 For identification purposes only.

## Directions

RG8 9QF

**what3words:** ///monks.youth.overtones - brings you to the driveway

## General

**Local Authority:** West Berkshire

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

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

**EPC Rating:** C

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

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