



Aldworth Road, Streatley RG8 9RB



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A stylish 4 bedroom home that has been attractively re-modelled on the ground floor to create an open plan double aspect kitchen-dining room, hall with cloakroom and a triple aspect sitting room with fireplace.

There is ample parking on the drive, a detached double garage and a south facing rear garden that extends to 51'.



The property features a non-estate location a short distance up Streatley Hill within walking distance of Goring, local shops and the train station which is just an hour from Paddington. The nearby A329 provides access to Pangbourne and Reading and also links up with the A34.



Tenure - Freehold

Accommodation

Entrance Hall: Stairs to landing, radiator and a wood style floor.

Cloakroom: Fitted with a white 2-piece suite.

Sitting Room: A bright triple aspect room with full height windows to front and side as well as French doors out to the garden. Brick built fireplace with wood mantel and a tiled hearth, wood style floor and two radiators.

Kitchen/Breakfast Room: Window to the front and two windows and door to the garden. There are a range of storage units with worktops and stainless steel sink. Integrated gas hob, extractor hood, double electric oven, fridge and freezer: spaces for dishwasher, washing machine and tumble drier. Two radiators, gas boiler, wood style floor and an under stairs storage cupboard.





Stairs to Landing: Radiator, loft hatch, large airing cupboard with hot water tank and slatted shelving.

Bedroom 1: Two windows to the front, radiator, two wardrobes.

Bedroom 2: Featuring a large oriel window to the side, radiator.

Bedroom 3: Window the front, radiator and wardrobe.

Bedroom 4: Window to the rear, radiator, wood style floor.

Bathroom: Fitted with a modern 3-piece suite including a P-bath with shower unit and screen, tiled floor, window, built in cupboards, radiator, down lighters.

Outside

To the Front: There is an area of lawn, mature tree and established hedges, front gate and path to the front door which also leads to garage at the side. There is a large driveway with parking to both the front and side of the garage.

Detached Double Garage: Up and over door, power, door out to the rear garden.

Rear Garden: A lovely feature facing south, it has a paved terrace leading to an area of lawn and is enclosed by timber fencing. There are steps to drive and garage as well as a gated path to the front.



Directions

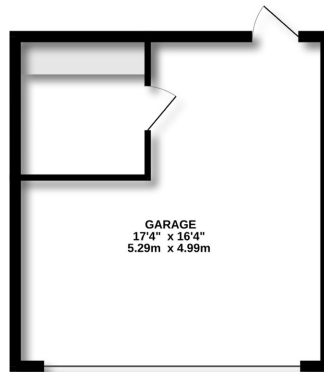
Turn left from our office, through the one-way system and out of town on the Reading Road, follow this road to the roundabout and continue straight across onto the A329. Follow this road for approx. 2.4 miles, crossing a narrow hump back bridge and past the petrol station, after another 2.7 miles, at the traffic lights turn right into Streatley Hill, the house is on the left just by the turning to the Coombe.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GARAGE
288 sq.ft. (26.8 sq.m.) approx.



GARAGE
17'4" x 16'4"
5.29m x 4.99m



TOTAL FLOOR AREA : 1456 sq.ft. (135.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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