

Crays Pond House



Crays Pond
Oxfordshire RG8 7QG

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THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



Crays Pond House is a handsome period family home dating back to the 1820's, situated in the heart of Crays Pond on the Southern edge of the Chilterns in an area of outstanding natural beauty.

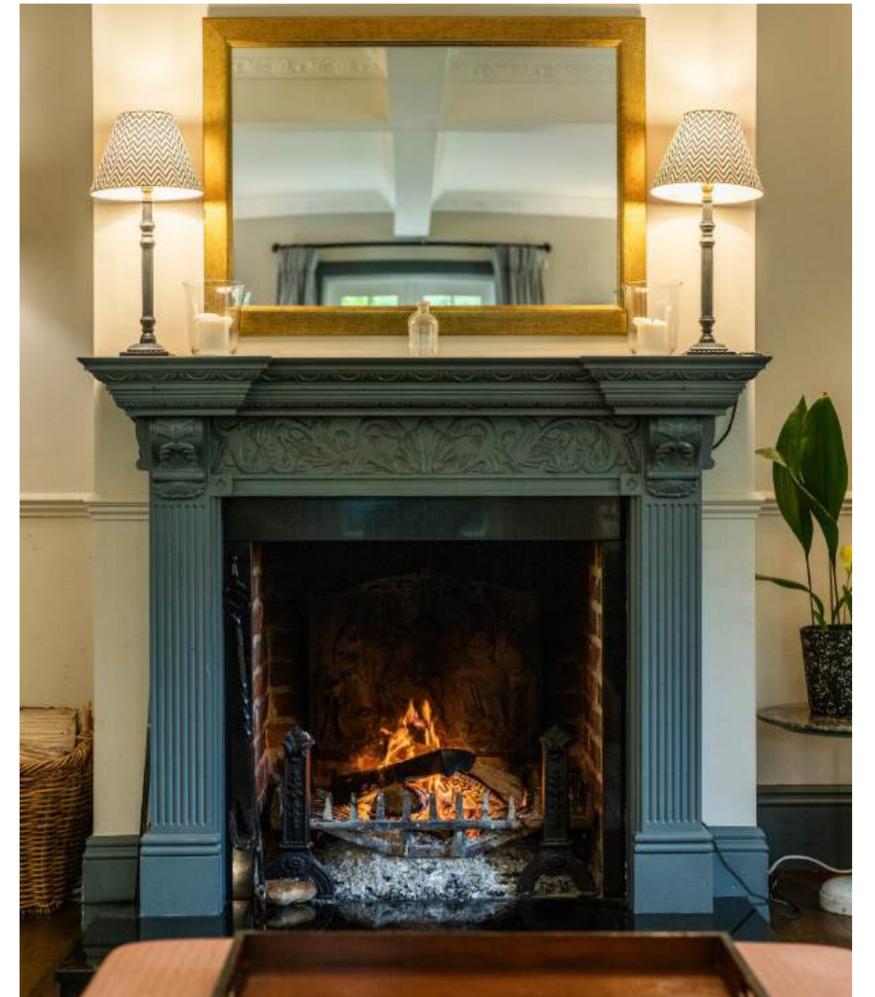
The house has been improved and beautifully maintained by the current owners, and the end result is a wonderful family home, perfect for family living and entertaining that includes five bedrooms, three bathrooms, a well-appointed kitchen and four reception rooms all with great proportions, high ceilings and well placed to overlook the front and rear gardens.

There is also a triple garage close to the house as well as a large separate wooden outbuilding currently used as a games room.



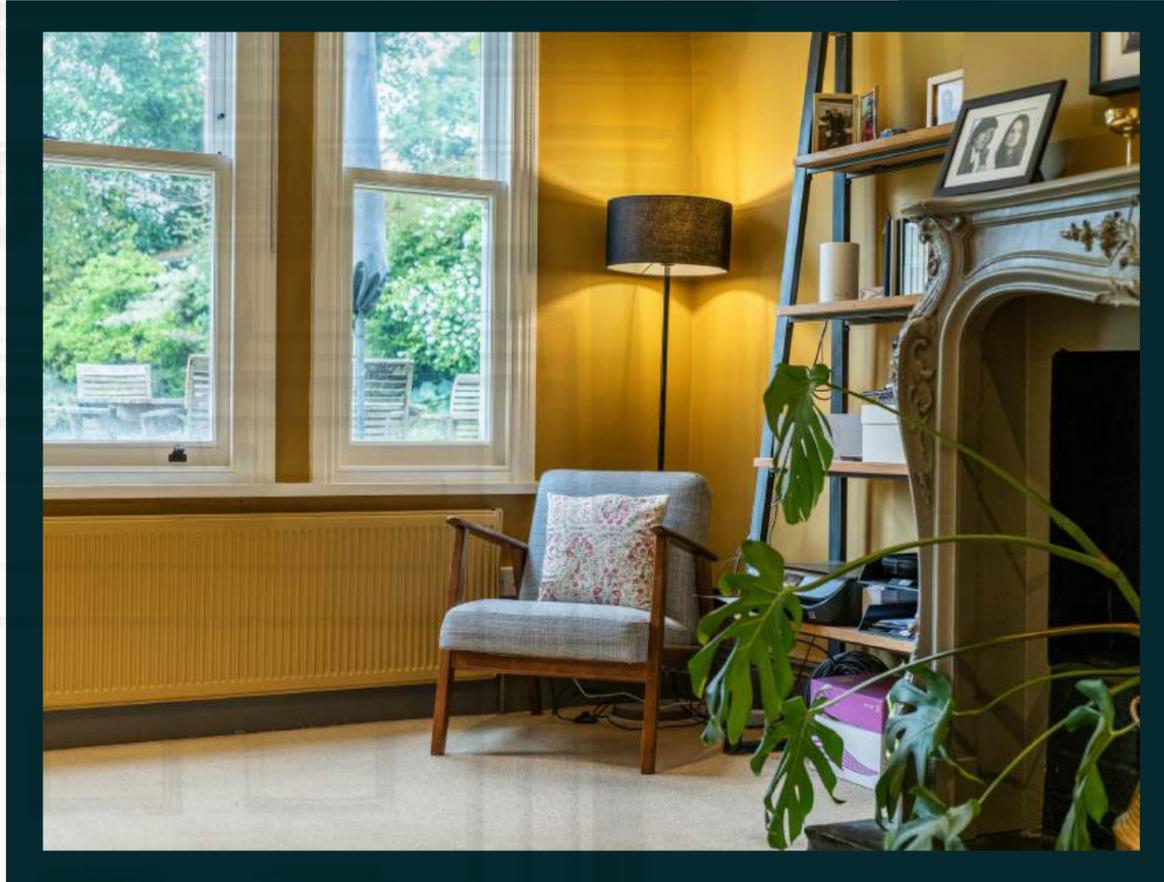








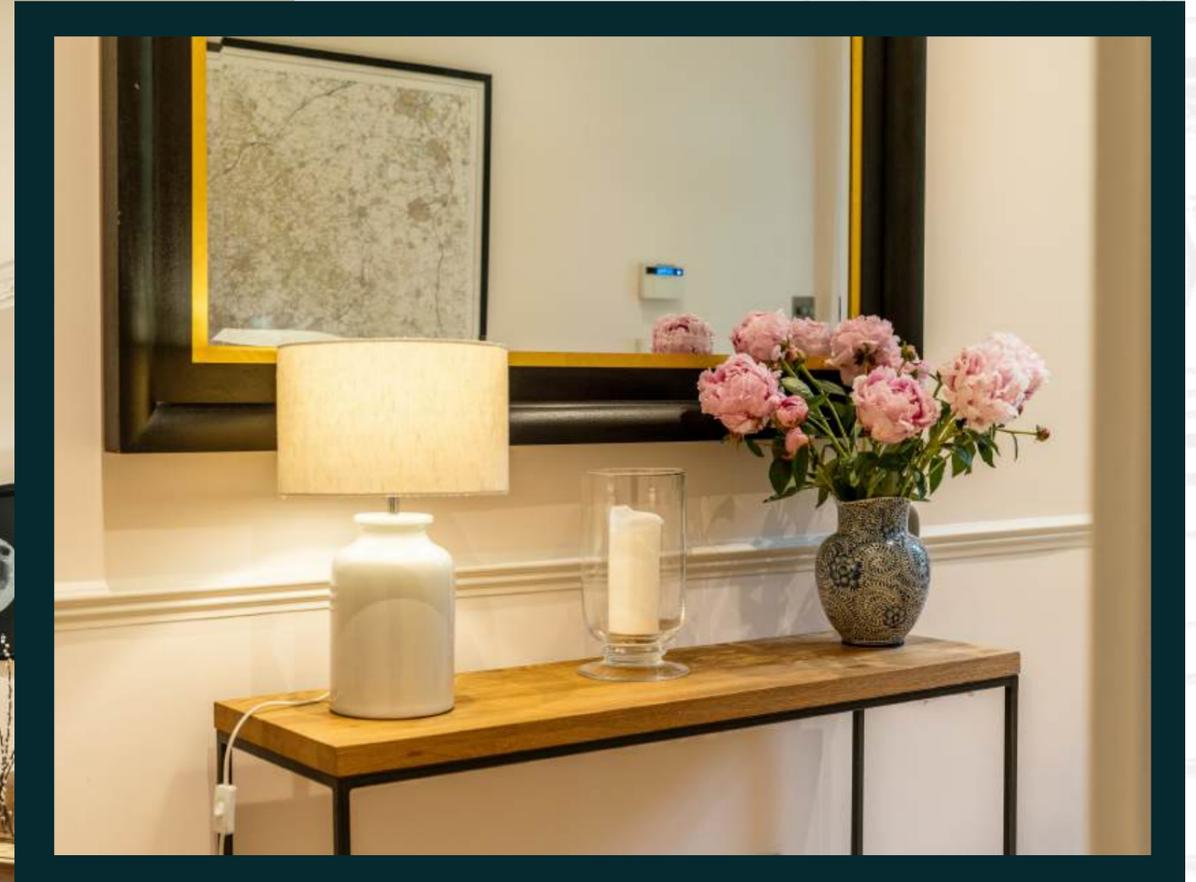
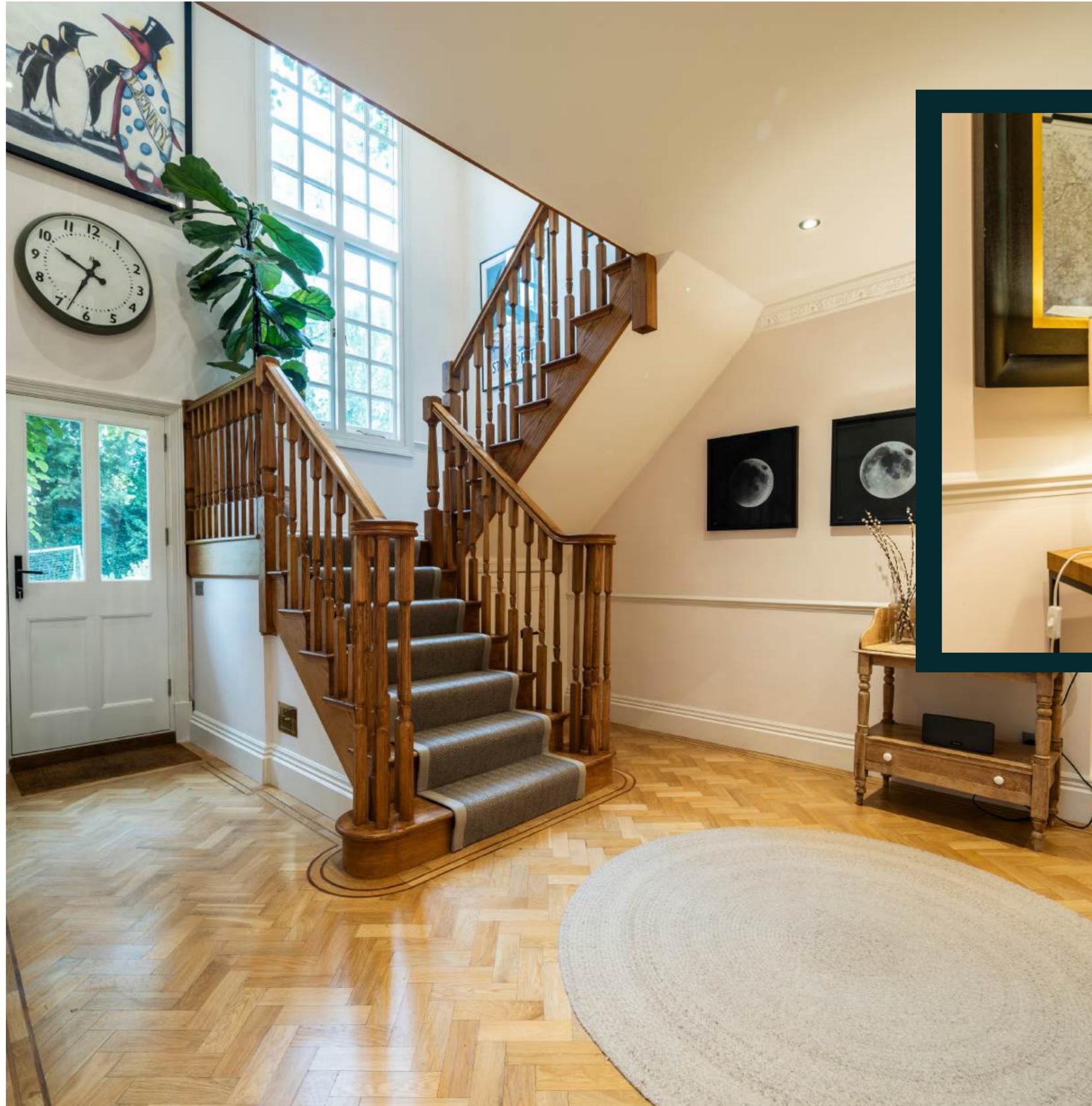
THE FINER DETAILS



- 5 Bedrooms
- 4 Reception rooms
- 3 Bath/Shower rooms
- 3 Garages
- 1 Outbuilding
- 0.44 acres



THE FINER DETAILS



SERVICES

Main water, electricity and drainage
Gas fired central heating

EPC

D

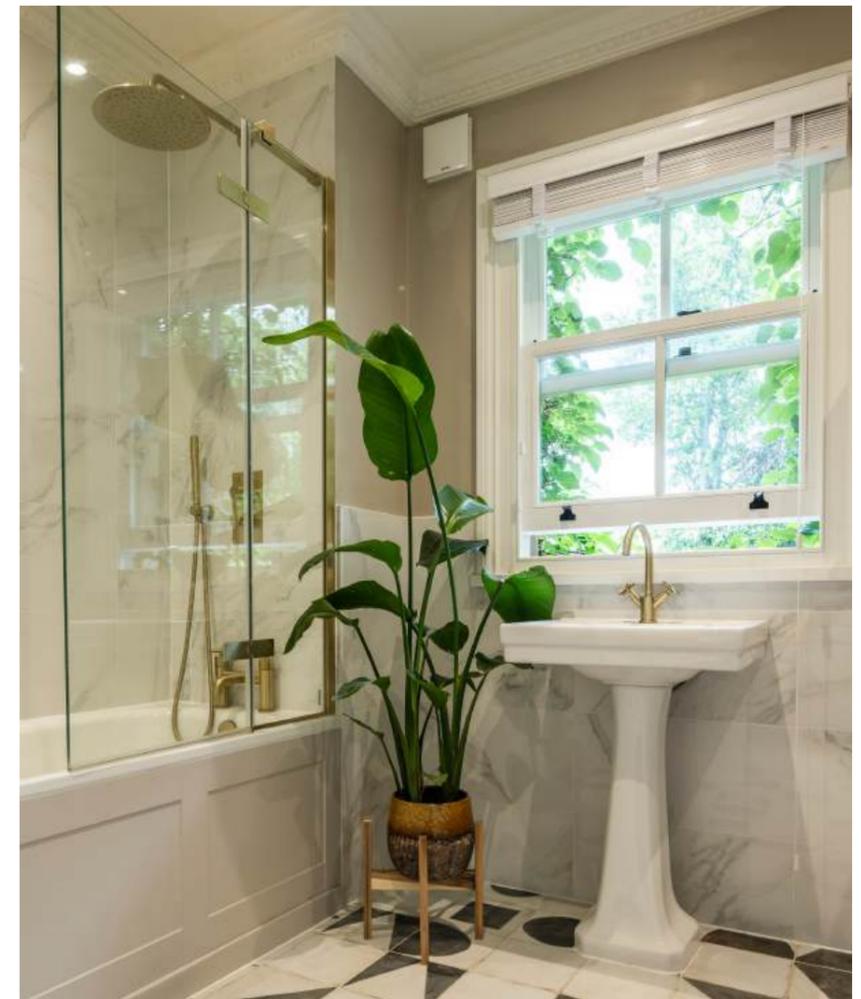
COUNCIL TAX

Band G

LOCAL AUTHORITY

Oxfordshire





ABOUT THIS AREA

Nestled in the heart of the Oxfordshire countryside, Crays Pond is a serene rural hamlet in an Area of Outstanding Natural Beauty between the Berkshire Downs and the Chiltern Hills. The villages of Goring and Pangbourne are only a few miles away and provide a comprehensive range of local facilities and a direct rail link to London. The attractive market town of Wallingford is also close by and has a full range of local amenities. Reading has a wider range of amenities and recreational pursuits, including a train station with frequent trains serving London, Paddington. The area is well served by excellent schools, both state and private, including excellent primary schools in both Goring and Streatley as well as prep schools including Moulsoford St. Andrew's and The Oratory, as well as secondary schools including Bradfield College, Pangbourne College, Downe House and The Downs.

TOWNS & TRAIN STATIONS

Goring 2.5 miles
Pangbourne 3 miles
Wallingford 8 miles
Reading 8.5 miles
M4 J12 8 miles
Oxford 19 miles

LOCAL

The Coppa Club, Streatley
The Millar of Mansfield, Goring-on-Thames
The Bell Inn, Aldworth







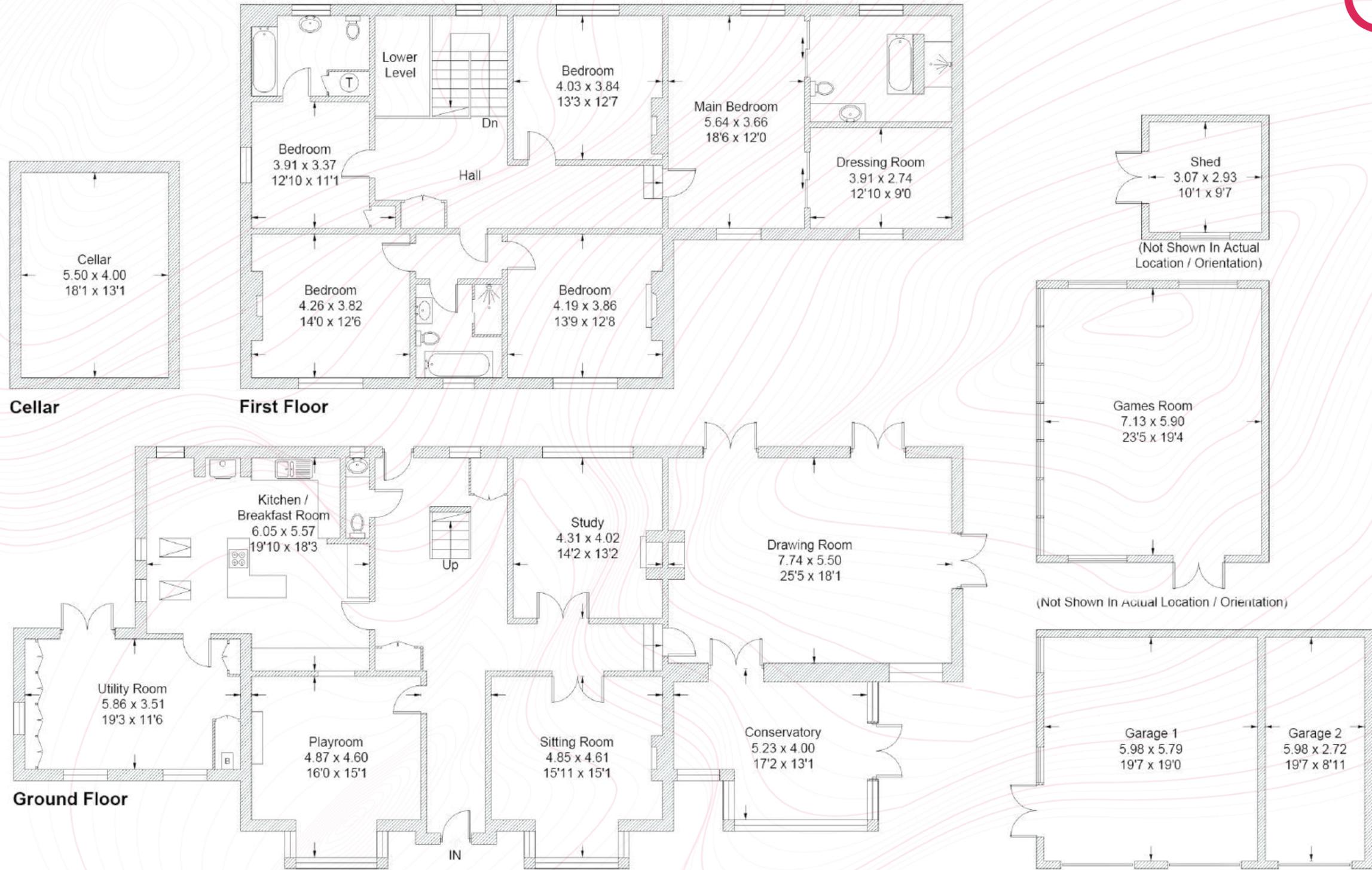








FLOORPLAN



Total - 492 sq m / 5,296 sq ft | House - 366.6 sq m / 3,946 sq ft
Cellar- 22 sq m / 237 sq ft | Outbuildings - 103.4 sq m / 1,113 sq ft

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AREA GUIDE

Oxfordshire

From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saisons and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail.

WALKING **Wittenham Clumps**
Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

EATING OUT **Le Manoir aux Quat'Saisons**
Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

EVENT **Henley Royal Regatta**
A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

DAY OUT **Blenheim Palace**
A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.





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