



Brook Lodge, North Stoke, Oxfordshire, OX10 6BL

COMPLETELY REFURBISHED EDWARDIAN MANOR HOUSE WITH RIVER FRONTAGE, LODGE AND 10 ACRES





6 EN-SUITE BEDROOMS • DRAWING ROOM • SITTING ROOM • FAMILY ROOM • STUDY •



## DESCRIPTION

Brook Lodge was originally built as a shooting lodge for Wallingford Castle before being transformed by Dame Clara Butt, Queen Victoria's favourite opera singer, who added a stunning music room which is now the gracious drawing room. The property has high ceilings, every room is light and spacious and there is a total of over 8,300 sq ft of accommodation.

## ACCOMMODATION

The reception hall has a beautiful marble floor with underfloor heating, and provides a central seating area with a fireplace and full length doors to the gardens. The drawing room is glorious with high ceilings, a triple aspect, an open fireplace and doors opening to the South-facing terrace and garden. There is a study and a family/cinema room with built-in TV and sound system. The

kitchen/breakfast room has hand-made St Giles solid walnut units, granite worktops, central island, a 4- oven Mercury oven, steam oven and double wine fridge. There is a seating area/snug with built-in TV and a dining area that seats up to 14 comfortably; French windows open onto the terrace with outside dining area and lovely views over the garden. There is a housekeeper's office, a spacious utility room, cloakroom and a one bedroom apartment with en-suite bedroom, sitting room and kitchen. The gym has a cloakroom and leads to the games/party room with door to the garden overlooking the stream. Up the superb staircase is the large galleried landing with full height windows overlooking the front gardens. There are 6 en-suite bedrooms, each with views and 4 with walk-in closets or dressing areas. The master bedroom is particularly fine with a large dressing room, luxurious bathroom and windows on three sides.

KITCHEN/BREAKFAST ROOM •





GAMES ROOM, GYM, TENNIS COURT • 3 APARTMENTS • SWIMMING POOL • 4 CAR GARAGE • 10.2 ACRES •





## OUTSIDE

The gardens of Brook Lodge have been professionally landscaped and are a perfect setting to the house. To the front are mature trees and rolling lawns and there is a superb walled kitchen garden with raised beds, pleached hornbeams and a traditional glasshouse. To one side is the mill pond and a stream that leads down to the River Thames. There is a 13m x 6m swimming pool with heating and stone sun terrace; a timber chalet houses the pool equipment and changing rooms. The tennis court has been recently installed and is fully netted. The lawns stretch 900ft to the River Thames and to the mooring for a day boat. There is over 500ft of river frontage with mature willow trees and a bridge links the formal gardens to the 5 acre meadow which is currently planted with wild flowers with paths mown through.



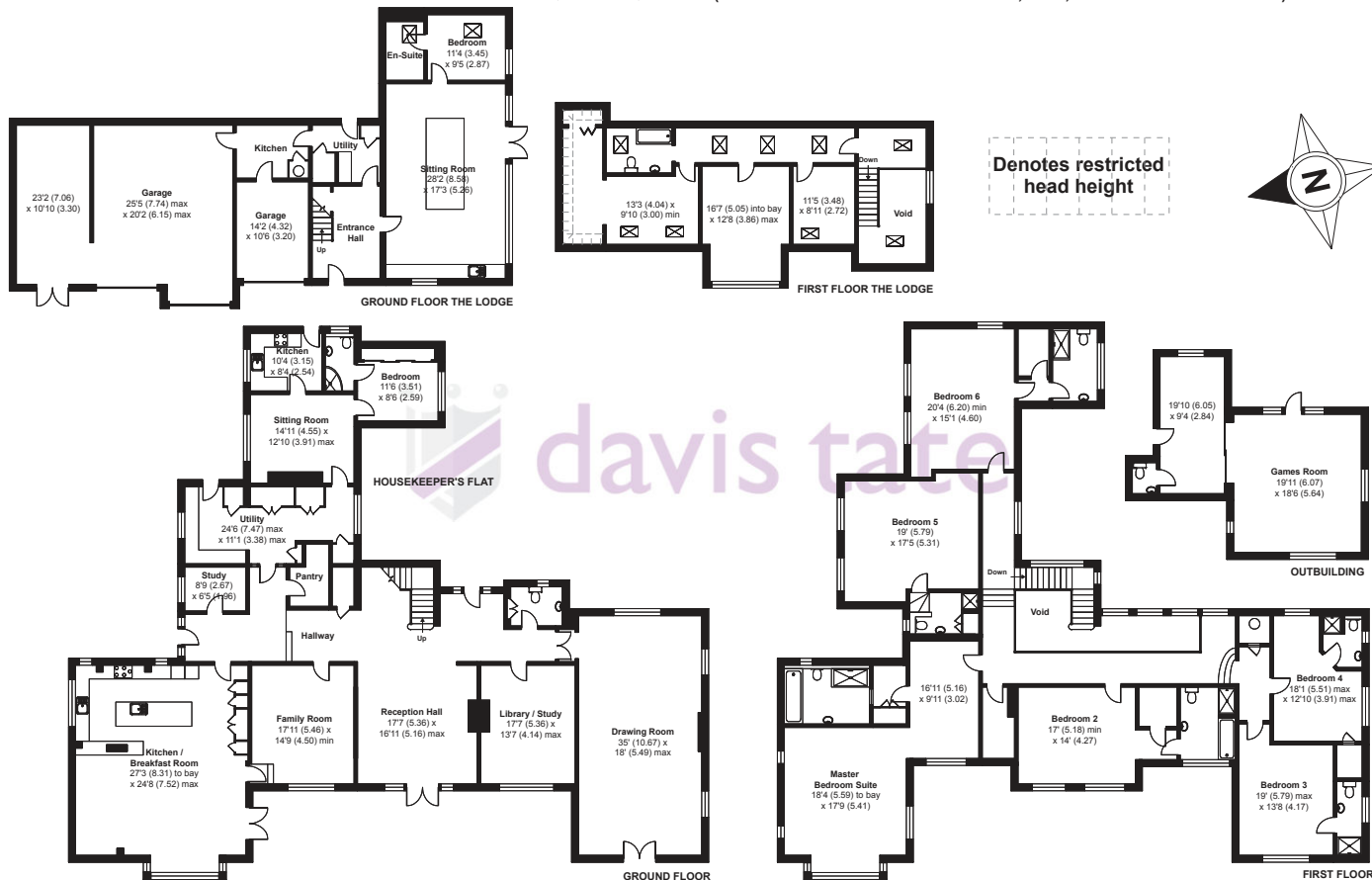
## LOCATION

Brook Lodge is situated in the charming village of North Stoke which has a Medieval Church, and wonderful walks straight from the house which is in a no through road. The village is surrounded by some of South Oxfordshire's prettiest countryside and provides miles of walking and riding; the ancient Ridgeway Path runs along the Thames in the village, continuing up into the Chiltern Hills. The Springs golf course is close-by. The Thameside town of Wallingford (3 miles) has a Waitrose, cafés, restaurants and specialist shops and a cinema and theatre, whose Sinodun amateur dramatic group was once presided over by Wallingford resident, Agatha Christie. The village of Goring (4 miles) offers local shops and a mainline railway station with a fast service to Oxford and to London, Paddington (from 51 mins) with Crossrail allowing direct access to the City,



Canary Wharf, the West End and Heathrow from 2018. Local schools include Moultsford and Cranford House preps, Abingdon, St. Helens (with the school bus running from the end of the road), The Oratory and Bradfield and Radley Colleges.

MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 7474 SQ FT 694.3 SQ METRES (EXCLUDES GARAGE / STAFF APARTMENTS, VOID, OUTBUILDING & INCLUDES GARAGES)  
THE LODGE APPROX. GROSS INTERNAL FLOOR AREA 1777 SQ FT 165 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, VOID, OUTBUILDING & GARAGES)  
TOTAL APPROX. GROSS INTERNAL FLOOR AREA 8353 SQ FT 776 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT, VOID, OUTBUILDING & GARAGES)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## THE LODGE

This has been recently constructed and comprises four garages and two beautifully appointed apartments. One is on the first floor with three rooms, a bathroom and downstairs kitchen, cloakroom and utility. The second apartment is on the ground floor and has a sitting room with hand-made kitchen, an en-suite bedroom, doors to a large terrace and good size, part-walled garden. EPC C.

## LOCAL AUTHORITY & SERVICES

South Oxfordshire, [www.southoxon.org](http://www.southoxon.org). Mains electricity and water connected. Oil fired central heating. Private drainage. EPC E.



## DIRECTIONS

Brook Lodge will be found on the left hand side towards the end of the lane in the village of North Stoke. Post Code: OX10 6BL.

\* Within the meaning of the Estate Agent's Act 1979, the vendor of this property is an employee of LSLi group.



## AGENT'S COMMENT

*"Brook Lodge is a superb country house in a lovely village. Located at the end of a no through road, the house is in a peaceful location and has every luxury. Beautifully restored, the property has over 10 acres of land, a wildflower meadow, formal gardens, paddock and even a walled kitchen garden."*

### Country & Riverside

"Brook Lodge is a fine village property and is a great example of the properties we have in our portfolio. If you would like more information, please do give me a call."



**Contact Vanessa on 01491 313 106**

**or email [vanessa.townsend@davistate.com](mailto:vanessa.townsend@davistate.com)**

### Local Director

James Elliott, Local Director for the local office for this property. "You'll find our office in the centre of Goring. My team and I will be delighted to help you and we look forward to speaking to you soon."



**Contact James on 01491 873456**

**or email [james.elliott@davistate.com](mailto:james.elliott@davistate.com)**

### Financial Services

Amanda Saville is part of the Davis Tate Financial Services team, and has been working in the financial sector for over 28 years, specialising in financial and mortgage advice for the premium property market.



**Contact Amanda on 0118 934 4433**

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