



HILL RISE

WOODCOTE ROAD ♦ SOUTH STOKE ♦ OXFORDSHIRE

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Goring on Thames - 2 miles ♦ Wallingford - 4 miles ♦ Reading - 12 miles
♦ Oxford - 16 miles ♦ Henley on Thames - 12 miles ♦
M4 at Theale (J12) - 12 miles ♦ M40 at Lewknor (J6) - 12 miles
♦ Mainline Station at Goring on Thames - 2.5 miles
(Distances approximate)

Idyllically situated on the fringe of this quintessential English riverside village overlooking farmland, just a few minutes' walk to the river Thames, village stores, pub, and primary school, and but a short drive to the mainline railway station in Goring-on-Thames providing access to London in under the hour, this simply stunning detached house built only 6 years ago is privately situated within a gated driveway and gardens which wrap around the whole property. Affording spacious 4 bedroom, 3 bathroom, 3/4 reception room accommodation of approximately 2,432 sq ft, inclusive of integral garage, with many striking attractive features evident throughout.

♦ A Delightful Modern & Contemporary Detached House Extending To Approximately 2,432 Sq Ft, Inclusive Of Integral Garage With Private Gated Driveway and Grounds with Stunning Farmland Views

♦ Quintessential English Riverside Village Within Close Walking Distance Of The River Thames, Village Stores, Pub, Primary School, and A Short Drive To A Mainline Railway Station To London In Well Under The Hour

♦ Spacious Gated Private Driveway

- ♦ Loggia
- ♦ Reception Hall
- ♦ Kitchen / Breakfast Room
- ♦ Utility Room
- ♦ Study
- ♦ Sitting Room
- ♦ Dining Room

♦ Galleried Landing with Views Across The Fields

♦ Main Bedroom Suite With 2 Sets of Built-In Wardrobes and En-Suite Shower Room

♦ Second Bedroom with En-Suite Shower Room

♦ 2 Further Bedrooms with Built-In Wardrobes

♦ Large Family Bathroom with Bath & Separate Shower

♦ Eaves Storage

♦ Integral Garage

♦ In All Extending To Approximately 2,432 Sq Ft

♦ Gardens & Grounds Wrapping Around The Property

SITUATION

The pretty Thameside village of South Stoke situated between Reading and Oxford, lies on the East bank of the river, set between the Berkshire Downlands and the Oxfordshire Chilterns in the wide River valley opposite the village of Moulsoford, surrounded by scenic rural countryside designated an "Area of Outstanding Natural Beauty".

Largely unspoilt with only a limited amount of modern development, the village has a fine main street with many interesting period properties, some dating from the 16th century. Historically the village retains a close connection with Christchurch College in Oxford which was given land and property by Henry VIII at the time of the Reformation in the Middle Ages and as a result of this the timeless country way of life survives even today. Local amenities include a highly regarded traditional Inn "The Perch & Pike", and a popular Primary School, a village hall with recreation ground, a thriving Community Shop and a regular bus service between Wallingford, Goring-on-Thames, and Reading. The River Thames is within easy walking distance at each end of the village offering boating and recreational facilities including walks along the River Path to Goring and Wallingford.

In addition to having well revered and outstanding local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

The historic Ridgeway Path also runs through the village, having crossed the river at Goring on Thames from Streatley, continuing along the riverbank to North Stoke where it leaves the Thames and continues up onto the Chilterns and the Icknield Way.

The nearby village of Goring-on-Thames offers more comprehensive shopping facilities including a modern health centre, dentist, library, several "Olde Worlde" Inns, a Boutique Hotel, range of restaurants, two Riverside Bistro/Cafés, and a mainline railway station providing fast commuter services up to Reading and London (Paddington) in well under an hour.

The larger historic town of Wallingford granted a Charter by Henry II in 1155, is also close by and has first class shopping facilities including a Waitrose.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

N.B. Crossrail services have commenced from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.







PROPERTY DESCRIPTION

Hill Rise is idyllically situated on the fringe of the beautiful riverside village of South Stoke, overlooking farmland and yet just a short walk to the river Thames, village stores, pub, primary school, and a short drive to the mainline railway station in Goring-on-Thames, which provides direct access to London within the hour.

A most stunning modern & contemporary property, Hill Rise is privately accessed through electric gates and offers the most beautiful views on the edge of this pretty Thameside village. Built in 2016, the house has been carefully designed to incorporate many modern features, including underfloor heating

throughout, CAT 5 wiring and Sonos Sound System. The ground floor has generous well proportioned rooms and from entering the hallway, the quality is evident, with engineered oak flooring to the ground level and oak doors and staircase. Yielding 3/4 reception rooms inclusive of modern kitchen/breakfast room with Q-Stone granite work surfaces and Neff integrated appliances, dining room, study and sitting room plus 4 bedrooms, 2 with ensuite facilities as well as a large family bathroom, in all extending to approximately 2,432 sq ft.

A simply wonderful opportunity afforded, quite inspired, such a desirable home is quite rare indeed to the market, with viewing highly recommended to appreciate the opportunity afforded.





OUTSIDE

The property is idyllically situated, well set back from the Woodcote Road behind electric gates and a wide and deep private driveway at the front. The garage is accessed either from the electric roller door or from an integral door to the dining room.

Lawned gardens to both sides of the property facing east and south, along with side pathways and a

most attractive deep stone laid terrace running across the rear of the property, with 2 sets bi-fold doors opening out from both the sitting room and kitchen/breakfast room offer a perfect inside outside living feel.

The rear garden to the east offers a wonderful view of the adjacent fields and a most peaceful and engaging place in which to enjoy this stunning property and its setting.



Hill Rise, Woodcote Road, South Stoke, Oxfordshire, RG8 0JH

Approximate Gross Internal Area (including Garage) = 217 sq m / 2335 sq ft

Limited Use Area = 9 sq m / 96 sq ft

Total = 226 sq m / 2432 sq ft



CREATESPACE DESIGN ref 338

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from gas fired boiler. The heating is underfloor throughout the whole of the property.

Council Tax: G

Energy Performance Rating: B / 83

Postcode: RG8 0JH

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring on Thames turn right and proceed up to the top of the High Street. At the Railway Bridge Junction bear left onto the Wallingford Road and leave the village. On reaching South Stoke itself, proceed through the village and take the right hand turn onto Woodcote Road and Hill Rise will be found on the left hand side, the last house as you leave the village.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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