



# 1 GOODE HOUSE

SOUTH STOKE ♦ OXFORDSHIRE



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Goring on Thames - 2 miles ♦ Wallingford - 4 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 16 miles ♦ Reading - 12 miles ♦ Newbury - 15 miles ♦ M4 at Theale (J12) - 12 miles ♦ M40 at Lewknor (J6) - 12 miles (Distances approximate)

Situated in the heart of this popular Thameside village within 2 miles of commuter train from Goring on Thames with direct access into London Paddington.

A newly converted 2 bedroom semi detached house, being 1 of 3 properties, benefitting from off road parking and having no onward chain.

♦ Entrance Hall

♦ Fitted Kitchen

♦ Open Plan Sitting/Dining Room

♦ Cloakroom

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♦ Upstairs

♦ 2 Bedrooms

♦ Bathroom with Bath and Overhead Shower

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♦ Rear Patio

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♦ Off Road Parking

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♦ 775 sq ft

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♦ No Onward Chain



## 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”, a popular Primary School, a village hall with recreation ground, a thriving Community Shop and a regular bus service between Wallingford, Goring 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.

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 11 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.

### PROPERTY DESCRIPTION

1 Goode House is a converted 2 bedroom semi detached house, set well back from the road in the centre of the village. Entrance is into a hallway with stair access and door through to the open plan kitchen, sitting/dining room and there is a separate cloakroom. The kitchen is fully fitted with window above the sink looking over the front of the property. It naturally flows through into the sitting dining room which has french doors leading onto the patio. Upstairs there are 2 bedrooms and bathroom with bath and overhead shower. A stylish conversion offering open plan living.

### OUTSIDE

There is driveway parking to the front of the house and a useful outside tap. At the back of the house is a private patio and large high borders. It is fully fenced and has side access with gate to the side leading back to the front.

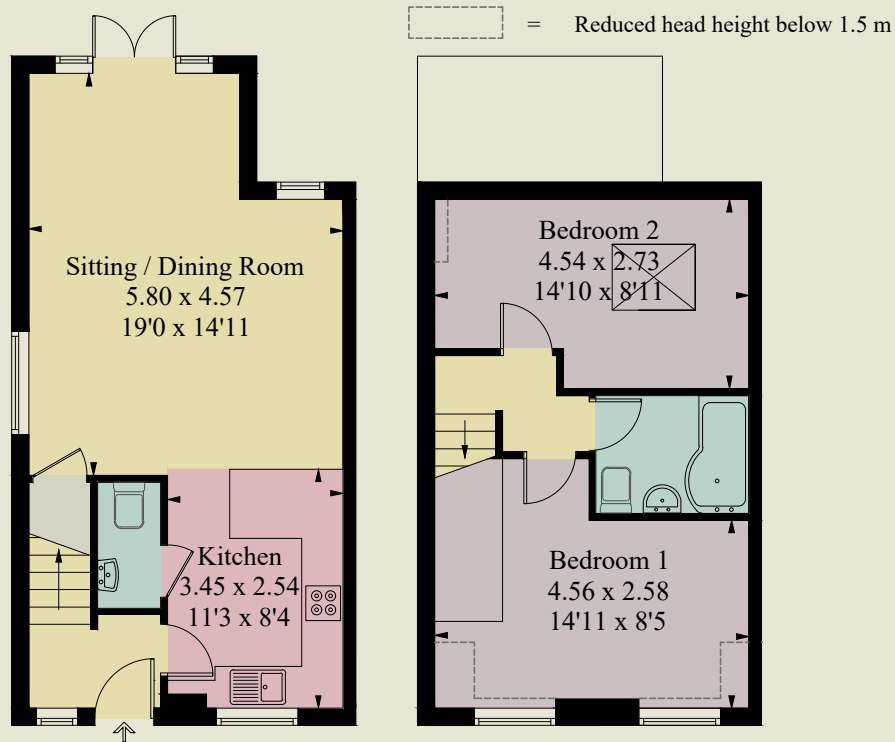
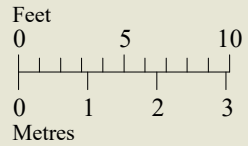


# 1 Goode House, The Street, South Stoke, Oxfordshire, RG8 0JS

Approximate Gross Internal Area = 71 sq m / 764 sq ft

Limited Use Area = 1 sq m / 10 sq ft

Total = 72 sq m / 775 sq ft



CREATESPACE DESIGN ref 511

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

## GENERAL INFORMATION

**Services:** Gas central heating, mains water and electricity.

**Council Tax:** TBC

**Energy Performance Rating:** C / 76

**Postcode:** RG8 0JS

**Local Authority:** South Oxfordshire District Council

## VIEWING

Strictly by appointment through joint sole agents Warmingham & Co & Homebase Property.

## DIRECTIONS

From Warmingham's office in Goring on Thames turn right and continue up the high street to the Railway bridge at the top. Turn left and continue on the Wallingford Road out of the village of Goring. This road turns into the Wallingford Road in Southstoke. Take the first left into the village via South Bank and follow the road round to the right at the end. 1 Goode House will be found just after Chapel Close on the right hand side.

## 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 & Homebase Property. 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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