



# 1 ASH COTTAGES

LITTLE STOKE ♦ OXFORDSHIRE

**Warmingham**  
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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)

A 3 bedroom farm cottage, being one of two semi detached properties within a rural hamlet, benefitting from lovely private garden with open field views and large driveway. The property has the potential to extend, subject to relevant planning permission.

- ♦ Enclosed Entrance
- ♦ Lobby
- ♦ Cloakroom
- ♦ Bathroom (downstairs with bath and overhead shower)
- ♦ Living room with fireplace
- ♦ Kitchen
- ♦ Rear lobby into Utility Room

- 
- ♦ Landing
  - ♦ 3 Bedrooms

- 
- ♦ Store

- 
- ♦ 1 large shed

- 
- ♦ Large driveway

- 
- ♦ Mature Gardens adjoining fields



## SITUATION

The pretty Thameside hamlet of Little Stoke is situated between Reading and Oxford, equal distance between South Stoke & North Stoke and surrounded by scenic rural countryside designated an “Area of Outstanding Natural Beauty”.

Local amenities close by in South Stoke include a highly regarded traditional Inn “The Perch & Pike”, a popular Primary School, a village hall with recreation ground, a thriving Community Shop and in North Stoke a golf course bordering the river and is part of The Springs Golf Resort which has a Restaurant open to the public as well as Golfers.

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.

Road and rail communication are excellent with nearby Cholsey and Goring both having mainline stations for services up to London (Paddington) and now connects with the Elizabeth line at Reading.

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 Ash Cottages is located in a beautiful rural setting. Being one of only a pair of semi detached cottages, it allows for uninterrupted views all around, across stunning fields. Built in the 1950's specifically for farm workers, the property has benefitted from upgrading in recent years to include new UPVC casement windows and doors and new bathroom suite. With white washed pebble dash elevations and pitched tiled roof, the property offers scope for extending significantly, subject to relevant planning permission. The lounge has a fireplace and kitchen across the back with a separate larder. The bathroom is downstairs and upstairs there are 3 bedrooms and loft access.

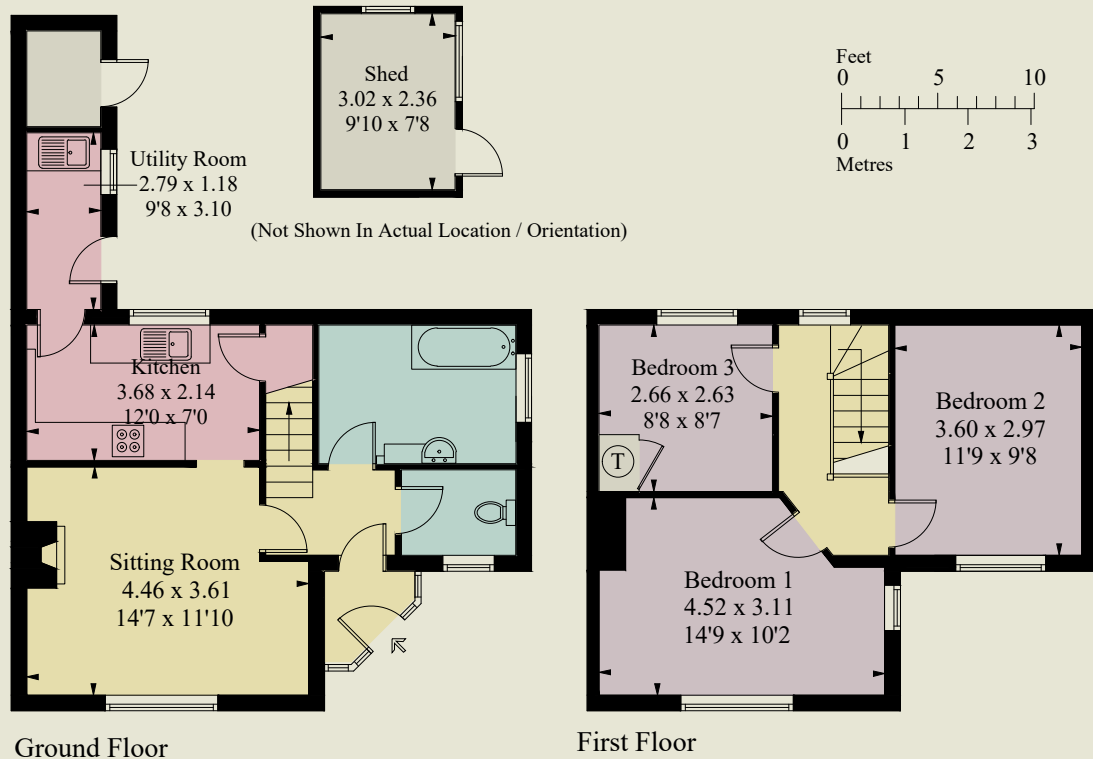
## OUTSIDE

The driveway is to the front of the property and offers parking for many cars. The gardens at the back are south easterly facing and laid to lawn. The views are simply stunning, with rolling fields to the front and back. The setting is unique and an early viewing is advised.



# 1 Ash Cottages, Little Stoke, Oxfordshire, OX10 6AY

Approximate Gross Internal Area = 82 sq m / 882 sq ft  
Outbuilding = 6 sq m / 64 sq ft  
Total = 88 sq m / 947 sq ft



Ground Floor

First Floor

CREATESPACE DESIGN ref 497

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

## GENERAL INFORMATION

**Services:** Gas central heating, from LPG tank. Mains electricity connected to the property. Water billed direct from Barracks Farm. Sewage from Septic Tank.

**Council Tax:** D

**Energy Performance Rating:** F

**Postcode:** OX10 6AY

**Local Authority:** South Oxfordshire District Council  
Telephone: 01491 823000

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices 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 and continue through South Stoke. In between South Stoke and North Stoke the pair of cottages will be found on the right hand side, 1 being the left hand cottage.

## 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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