



ORCHARD HOUSE

STOKE ROW ♦ OXFORDSHIRE



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Goring Railway station (London Paddington within the hour) - 15 mins by car ♦ Reading (London, Paddington 27 minutes) - 10 Miles ♦ M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley on Thames - 4 Miles ♦ Oxford - 20 Miles ♦ Wallingford - 5 Miles
(Distances and times approximate)

Within a popular village offering great commutability via road and rail, with mainline railway stations at both Henley and Goring on Thames providing access to London in under the hour.

A beautifully presented modern detached family house offering spacious accommodation of approx. 4,144 Sq Ft, including detached double garage and sitting within private gardens, located in the heart of the village.

♦ A Beautiful Modern Detached House Within This Popular Rural Village

♦ Accommodation In all Extending to Approximately 4,144 Sq Ft

- ♦ Spacious Entrance Hall
- ♦ Sitting Room
- ♦ Lounge
- ♦ Dining Room
- ♦ Kitchen/Breakfast Room
- ♦ Utility Room
- ♦ Cloakroom

- ♦ Galleried landing
- ♦ Main Bedroom with Ensuite Shower Room
- ♦ Second Bedroom Suite with Shower Room
- ♦ 3 Further Bedrooms with Built In Wardrobes
- ♦ Family Bathroom

♦ Gravelled Driveway

♦ Detached Double Garage

♦ Private Gardens with Summerhouse & Shed



SITUATION

Stoke Row is a delightful rural village lying on high ground to the north of Reading, surrounded by beautiful beech woodlands and countryside typical of the Chilterns area of 'outstanding natural beauty'. The village takes its name from the Saxon word 'stoches' meaning a place and 'ruh' meaning a wooded upland. Until 1848 Stoke Row was part of the parish of Ipsden but in this year the church of St John the Evangelist was built and it became its own ecclesiastical parish.

The presence of clay locally gave rise to brick making and pottery industries that started way back in Saxon times and thrived strongly up to the end of the 19th century. In the late Victorian era and up to the end of the Second World War, chair leg turning and tent peg making flourished and these occupations, together with the local saw mill, were the principal sources of employment. Today Stoke Row still provides employment on a small industrial estate on the edge of the village concealed in woodland.

In 1863 Stoke Row, which had no natural source of water, was presented with a Well by the Maharajah of Benares as a gift to a locally born Colonial administrator, Mr E A Reade, who had carried out an accessible water scheme in the Maharaja's own area. The well was sited next door to an established cherry orchard which was subsequently bought by the Parish to be kept as a conservation area for the village.

Currently the village has a population of approximately 650 and is conveniently placed for ease of access to Henley on Thames, Reading, Wallingford and both the M40 and M4 motorways. For rail commuters there are stations at both Henley and Reading Central providing services up to London (Paddington). Local village facilities include a store and Café, repair garage with petrol and 2 highly regarded village inns both with restaurants. There is also a highly regarded Primary School and the village has an attractive central area with 2 open greens.

PROPERTY DESCRIPTION

Built by Turner Brothers, Orchard House is a beautifully presented detached house, having been significantly upgraded by the current owners and extended at the rear to include a superior kitchen breakfast room. Entrance is into a spacious entrance hall with staircase and access to all reception rooms and cloakroom. The sitting room looks across the front garden and has French doors for direct access as well as a fireplace. The family room has triple aspect and inbuilt electric fire. Both the dining room and kitchen breakfast room have French doors onto the rear patio and offer a wonderful opportunity for "al fresco" dining. The kitchen is fully fitted with Matt units and integrated appliances. The Porcelaine floor continues through into the vaulted dining area with a wonderful garden aspect. The utility room is behind the kitchen and has a back door. The staircase leads up to the galleried landing which has a double airing cupboard. The main bedroom is very spacious and has an ensuite shower room. The sanitaryware features Geberit, Duravit and Laufen brands. The second bedroom suite also boasts an ensuite shower room and there are 3 further bedrooms all with built in wardrobes and a separate family bathroom. Providing well proportioned rooms, an early viewing is advised.

OUTSIDE

Approached off a country road, just off the High Street, high hedging offers privacy with a five bar gate leading onto the gravelled driveway. There is ample parking and then the driveway continues to the double garage with 2 up and over doors. The gardens are in 2 parts. There is a deep front garden with shrubs and flower beds as well as a large fir tree, all immaculately kept. The hedged boundaries continue round the whole of the property and the rear garden has a lovely terrace, perfect for enjoying the private sanctuary and looking across the manicured lawns. The gardens compliment this wonderful family home.



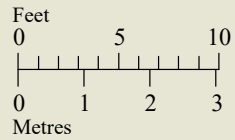


Orchard House, Cox's Lane, Stoke Row, Henley on Thames, Oxfordshire, RG8 5QG

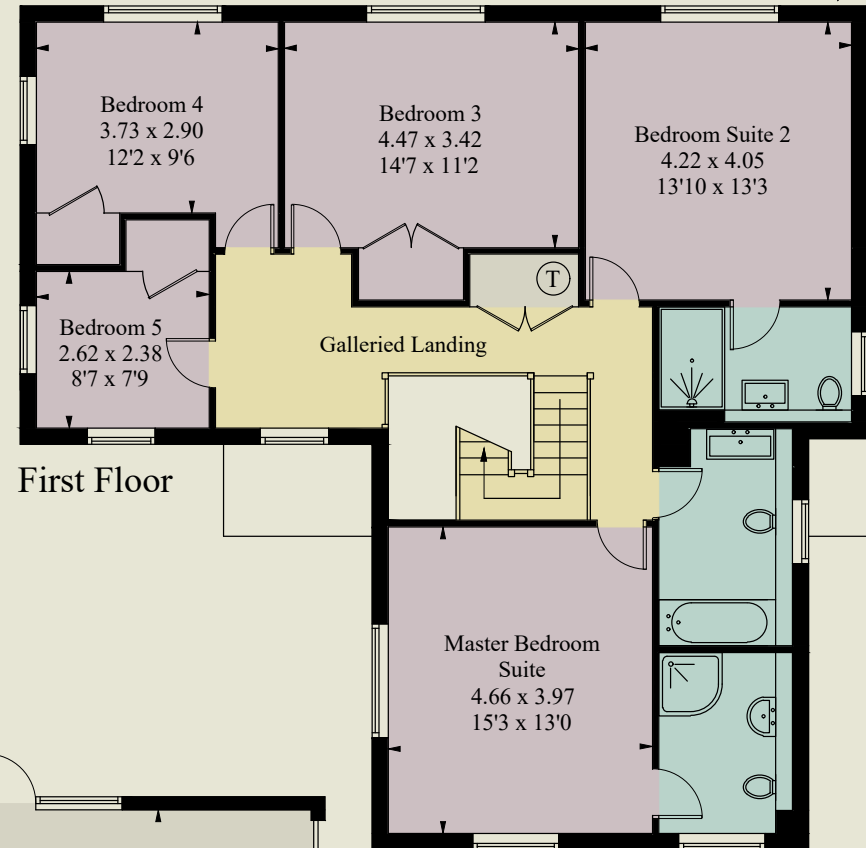
Approximate Gross Internal Area = 242 sq m / 2604 sq ft

Outbuildings = 143 sq m / 1539 sq ft

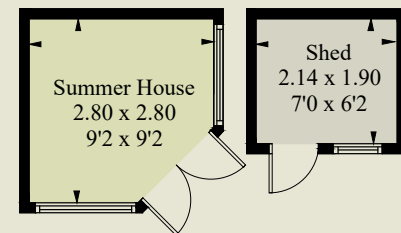
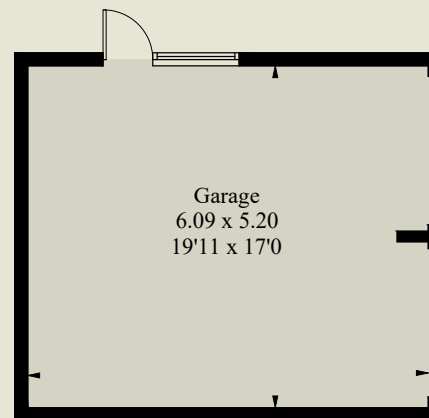
Total = 385 sq m / 4144 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

CREATESPACE DESIGN ref 535

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



GENERAL INFORMATION

Services: Oil central heating, mains water and electricity are connected.

Council Tax: G

Energy Performance Rating: C / 70

Postcode: RG9 5QG

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From Goring-on-Thames turn right and proceed to the top of the High Street where at the railway bridge junction turn right and then next left into Reading Road by the Queens Arms. Follow this road up Whitehill and out of the village and on reaching the crossroads at Crays Pond turn left for Woodcote. Continue into the village of Woodcote through the centre and after passing the recreation ground turn right at the War Memorial crossroads onto to the Reading Road. On meeting the A4074 turn right and then almost immediately left signposted for Checkendon. In a further $\frac{3}{4}$ miles on reaching Checkendon continue through the village turning right at the 'T' junction towards Stoke Row. Upon entering Stoke Row, continue past the Store and Café and then take the next left onto Cox's Lane and Orchard House is the first house 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. 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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