



# 1 SOUTHVIEW

STOKE ROW ♦ OXFORDSHIRE

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STOKE ROW ♦ OXFORDSHIRE

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.

An exquisite Victorian cottage having undergone complete refurbishment and offering 4 bedroom, 2 bathroom accommodation set within beautiful gardens and grounds of 0.122 of an Acre.

♦ A Stunning Semi Detached Victorian Cottage Within This Popular Rural Village

♦ Oak Framed Porch

♦ Entrance Hall

♦ Sitting Room with log burner

♦ Kitchen Dining Room

♦ Utility Room with Cloakroom and Shower

♦ 4 Bedrooms

♦ Family Bathroom

♦ Gravelled Driveway

♦ Shed with Separate Workshop

♦ Summerhouse

♦ 2 x Additional Garden Sheds at Front

♦ In all Extending To 1,259 sq ft



## 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 in 1901, 1 Southview has been sympathetically refurbished and upgraded by the current owners, now offering stunning light and bright accommodation of the highest quality. Improvements include a new roof and repointing to the front and side elevations completed in 2023, new double bunged oil tank and boiler with new plumbing and high pressured water system and tank and Internally having a fully fitted Neptune kitchen and utility room with Granite worktops, luxury bathroom suite with William Holland bath, Sharps fitted wardrobes in 2 of the bedrooms and John Lewis fitted office furniture in the single bedroom.

Entrance is through an oak framed open porch which has an in-built log store. The stable front door leads into the entrance hall with Mandarin Stone flooring and stripped pine doors give access to all reception rooms. The sitting room is at the front of the cottage and has an exposed brick fireplace with log burner (with newly lined chimney) and the flooring is an Amtico Herringbone design. There is a separate door leading to the original front porch, which is still fully operational, but currently used as a cloakroom and providing additional storage. At the back of the cottage are both the kitchen dining room and the utility room. The utility room benefits from underfloor heating and incorporates the cloakroom and shower within its generous space. Continuing into the kitchen dining room, the light streams in from large roof lights and French doors with direct access onto the terrace providing a wonderful garden back drop, perfect for an “al fresco” lifestyle. The exquisite kitchen showcases a beautiful AGA and the units continue round the room as well as a cleverly designed understairs larder cupboard. Fired Earth floor and wall tiles complete the look. The stair case leads up to the landing which has a light tunnel and loft access, which is fully boarded and Insulated. There are 3 double bedrooms, 2 of which have built in wardrobes, designed by Sharps and incorporating drawer and shoe storage. The 4th bedroom is currently used as a study and has been fitted out by John Lewis. The family bathroom has a lavish Copper & Nickel Stand alone bath. A perfectly presented Victorian cottage.

## OUTSIDE

Set well back behind wooden gates, the driveway is fully gravelled and offers parking for several cars as well as an Electric Pod Point. There are mature trees, including a stunning Magnolia and Lilac amongst pretty borders with shrubs and plants within the front lawn and 2 sheds offer garden storage. The garden wraps around the side of the house and borders extend round to the back of the cottage with generous planting. Mainly laid to lawn, the rear garden features a lovely terrace, extending the width of the house and providing a perfect spot for dining and entertaining. There is a shed with separate workshop and also a raised summerhouse. The boundaries are part fenced and hedged and with paddocks behind, the gardens are a wonderful addition and extending to 0.122 of an Acre offer a lovely private and peaceful sanctuary.





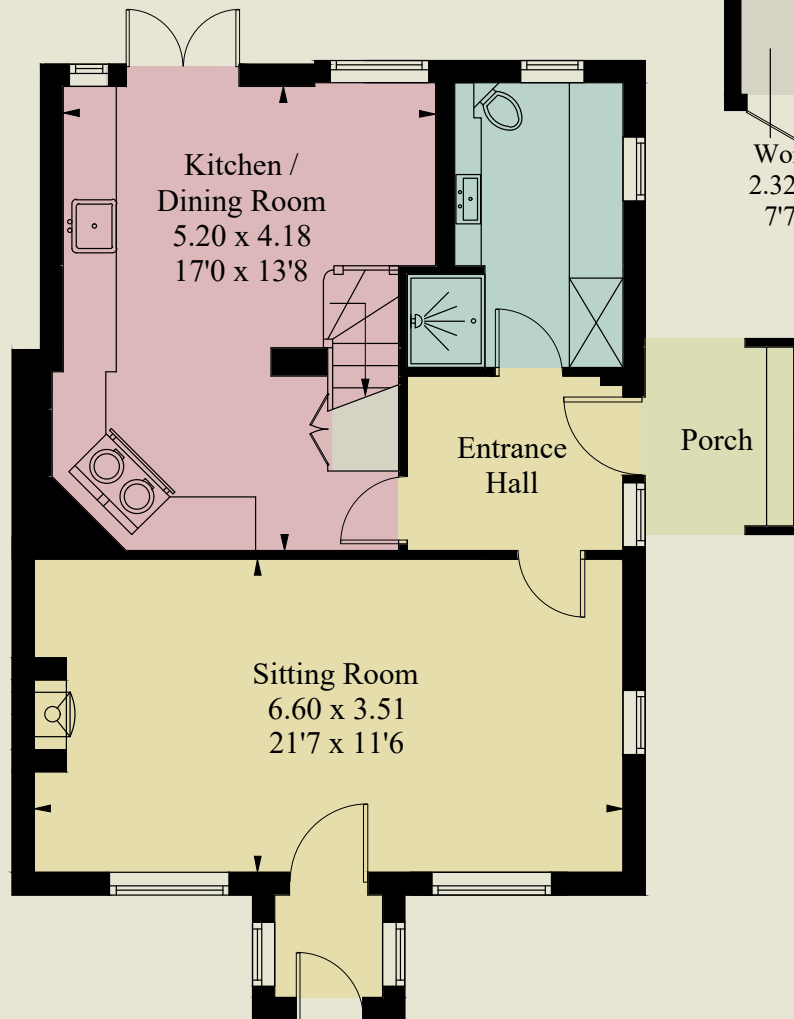


# 1 Southview, School Lane, Stoke Row, Oxfordshire, RG9 5QX

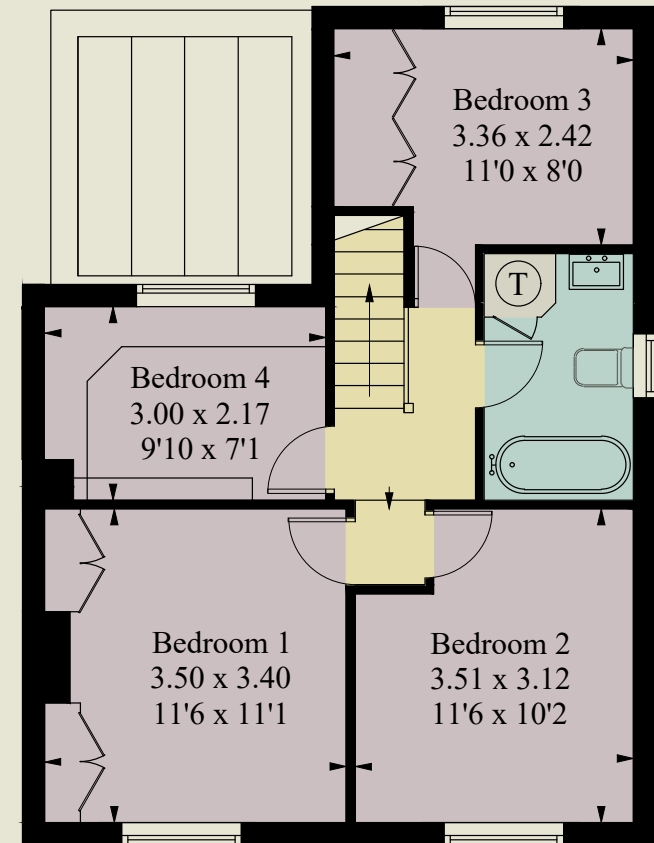
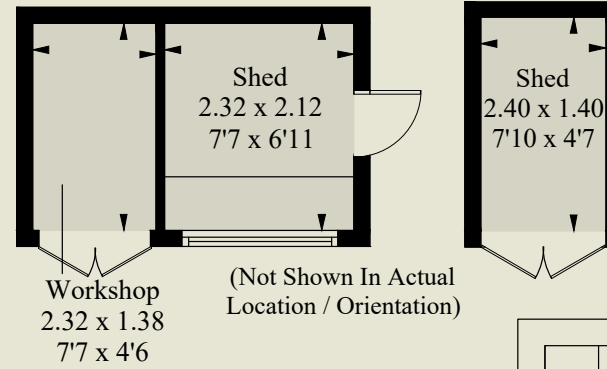
Approximate Gross Internal Area = 106 sq m / 1140 sq ft

Outbuildings = 11 sq m / 118 sq ft

Total = 117 sq m / 1259 sq ft



Ground Floor



First Floor

CREATESPACE DESIGN ref 559

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:** D

**Energy Performance Rating:** TBC

**Postcode:** RG9 5QX

**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, turn first right onto School Lane and follow the road round to the right bend and 1 Southview will be found a short way along 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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