



# BRIGHT RAVENS

WALLINGFORD 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)

On the fringe of this popular English riverside village yet just a short drive to the mainline railway station in Goring-on-Thames providing access to London in under the hour.

A detached chalet style property set within a large plot of 0.246 of an Acre and offering well presented and flexible open plan accommodation.

♦ 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

♦ A Modern & Contemporary Chalet Style Property Extending To 1,625 sq ft With Mature Gardens & Grounds of Approximately 0.246 Of An Acre

♦ Spacious Private Gravelled Driveway

- ♦ Entrance Lobby
- ♦ Kitchen
- ♦ Garden Room with Bi-Fold Doors
- ♦ Sitting / Dining Room with Wood Burner
- ♦ Utility Room
- ♦ Main Bedroom with Ensuite
- ♦ Second Bedroom
- ♦ Family Bathroom with Bath and Separate Shower
- ♦ Study
- ♦ Large L-Shaped Loft Room with Cloakroom

♦ Mature Landscaped Gardens & Grounds Of Approximately 0.246 Of An Acre

- ♦ Outside Store, Potting shed, Summerhouse and Gardeners Shed
- ♦ In all Extending To 2,088 sq ft



## 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 Downs 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.

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

Built in 1949, Bright Ravens is a detached chalet style property, having been transformed by the current owner to include the garden room and second floor. With white painted brick elevations and tiled roof, it sits attractively within its large plot. Entrance is into a closed lobby with doors to the utility room, garden and main house. The door to the house opens into the garden room which has bi-fold doors across the back as well as French doors on the side for direct access to the gardens and providing a wonderful connection to outside. The room flows naturally into the sitting room which has a wood burner and another set of French doors. There are stripped wood flooring and oak panelled doors throughout. The kitchen sits in the middle of the house and the reception space is lovely and open planned. The 2 bedrooms are at the front of the property and the main bedroom has an ensuite shower room and there is an additional family bathroom with bath and separate shower. The inner hall has a study area and then the staircase taking you up to the loft room. The loft room is L-shaped and offers flexibility. There is a bedroom area as well as 2 seating opportunities, one which overlooks the garden and recreation beyond through floor to ceiling doors and windows. The views are simply stunning, to sit back and enjoy in total harmony. The cloakroom is a generous size and could be further developed to include a shower. It also includes the boiler.

## OUTSIDE

The property is set well back from Wallingford Road behind hedging and the driveway is fully gravelled, providing parking for several cars. A low gate on the left takes you through onto a front terrace area with the utility room access either from the front or through from the enclosed lobby. Behind the utility room is a store, gardeners storage room and an additional large outbuilding. A terrace off the back wraps around the side and offers plenty of seating opportunities coming direct from the house, looking across onto the impressive gardens. A garden of two halves, the first part has a lawned area with deep, well planted borders of plants and herbs all around, encapsulating a more traditional viewing garden. From here, a low gate takes you through to the productive kitchen garden which has blackcurrants, raspberries, gooseberries and Tayberries and raised beds, as well as pergola's for growing and fruit trees of Medlar, Apple, Plum and Pear. There is a covered terrace for relaxing, a greenhouse and poly tunnel. The gardens are absolutely delightful and a plot of 0.246 of an Acre is very rare. The boundaries of mature hedging offer total seclusion and at the far end of the garden is a private gate, which opens onto the village green behind.

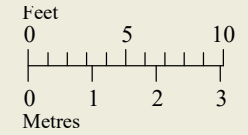


# Bright Ravens, Wallingford Road, South Stoke, Oxfordshire, RG8 0HY

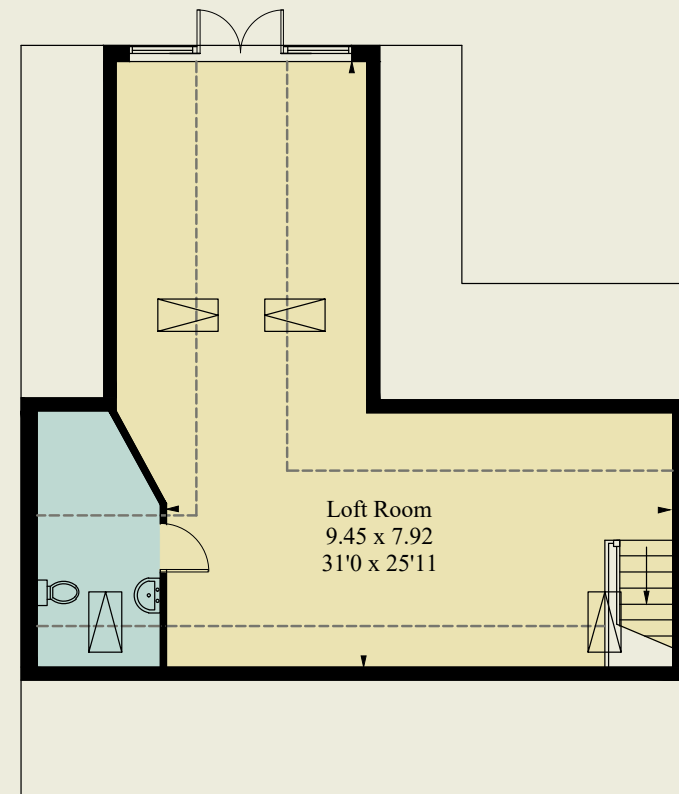
Approximate Gross Internal Area = 151 sq m / 1625 sq ft

Limited Use Area = 27 sq m / 290 sq ft      Outbuildings = 16 sq m / 172 sq ft

Total = 194 sq m / 2088 sq ft



= Limited Use Area



CREATESPACE DESIGN ref 557

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, installed in 2023 and located in the upstairs cloakroom.

**Council Tax:** E

**Energy Performance Rating:** TBC

**Postcode:** RG8 0HY

**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 Bright Ravens will be found off on the left-hand side before reaching Ferry Road.

## 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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