



# THE GRANARY

FERRY ROAD ♦ SOUTH STOKE ♦ SOUTH OXFORDSHIRE



# THE GRANARY

FERRY ROAD ♦ SOUTH STOKE ♦ SOUTH OXFORDSHIRE

Goring on Thames - 1.5 miles ♦ Wallingford - 3.5 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 17 miles ♦ Reading - 12 miles ♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 11 miles ♦ M40 at Lewknor (J6) - 13 miles (Distances approximate)

In a favoured South Oxfordshire village on the Thames surrounded by beautiful countryside, yet just a short distance away from commuter train at Goring & Streatley into London Paddington within the hour.

A former Granary with spacious and flexible accommodation of 2,615 sq ft including detached garage, set within a stunning walled garden.

- ♦ In unspoilt Thames Valley Country side designated an "A.O.N.B."
- ♦ Ideally located with excellent road & rail communications
- ♦ Wide range of first class private and state schools in the local area
- ♦ Popular Thameside village with shop, Pub and school

- ♦ Entrance Hall
- ♦ Cloakroom
- ♦ Utility Room
- ♦ Kitchen
- ♦ Dining Room
- ♦ Sitting Room
- ♦ Family Room
- ♦ Rear Lobby
- ♦ Shower Room
- ♦ Study / Bedroom 5

- ♦ Galleried Landing
- ♦ Main Bedroom with Ensuite Shower Room
- ♦ Second Bedroom with Ensuite and walk-In Wardrobe
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom

- ♦ Detached Garage
- ♦ Gated Driveway
- ♦ Walled Garden and Grounds of 2/3 of an Acre

- ♦ In all Extending to 2,615 sq ft



## SITUATION

The 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 Chilterns in Oxfordshire in the wide River valley opposite the village of Mouldsford, surrounded by scenic rural countryside designated as an "Area of Outstanding Natural Beauty".

Largely unspoilt having 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 who were 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 C. of E. Primary School, a village hall, shop and recreation ground, and regular bus services to Wallingford and Reading. The bus service also connects with train services to Reading and Paddington. The River Thames is within easy walking distance at each end of the village offering recreational facilities including walks along the Tow 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, a modern health centre, a dentist, library, a veterinary centre, several "Olde Worlde" Inns, a Boutique Hotel, range of restaurants, a fabulous Riverside Bistro / Café, and a mainline railway station providing fast commuter services to Reading and London (Paddington) in well under an hour. There are excellent road communications with easy access to Henley, Wallingford, Reading and Oxford as well as the M4 and M40 Motorways.

## PROPERTY DESCRIPTION

Built in approximately 1905 and then converted from a Granary to a residential property in 1956, is this detached property "The Granary". With washed brick and tile hung elevations under a tiled roof, the property has been extended over the years to provide a spacious home. Entrance is into a hallway with cloakroom, separate utility room and built in cupboards. The hall then opens up in the middle of the house with direct access to the garden. The kitchen is fully fitted and the dining room sits directly behind it with garden views and French doors. To the other side of the hall is the sitting room with fireplace. The room flows directly into the family room. There is a rear lobby which has access to both the shower room and the study /bedroom 5. These rooms could very easily become self contained. From the hall, the sweeping staircase takes you to the galleried landing with access to all bedrooms and bathrooms.

## OUTSIDE

The Granary sits within a beautiful walled garden with total plot size is 2/3 of an Acre. Entrance is through a gate onto a gravelled driveway with parking for several cars. There is a detached brick built garage. The main garden has a beautiful lawn with bountiful borders filled with flowers, shrubs and plants perfectly placed throughout. A large terrace coming off the dining room extends across, offering a wonderful opportunity for "al fresco" dining and entertaining.











## GENERAL INFORMATION

**Services:** All mains are connected, central heating and hot water from gas fired boiler. Secondary hot water from immersion heater.

**Council Tax:** F

**Energy Performance Rating:** TBC

**Postcode:** RG8 0JP

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

## VIEWING

Strictly by appointment through Warmingham & Co.

## DIRECTIONS

From our offices in Goring turn right and proceed up to the top of the High Street. At the railway bridge junction bear left onto the Wallingford Road and continue out of the village. On reaching South Stoke in just under 2 miles take the last turning on the left onto Ferry Road and continue under the bridge and at the junction turn right and The Granary is the house behind the wall 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.



**01491 874144**

4/5 High Street, Goring-on Thames  
Nr Reading RG8 9AT

E: [sales@warmingham.com](mailto:sales@warmingham.com)

[www.warmingham.com](http://www.warmingham.com)









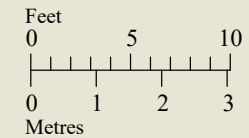
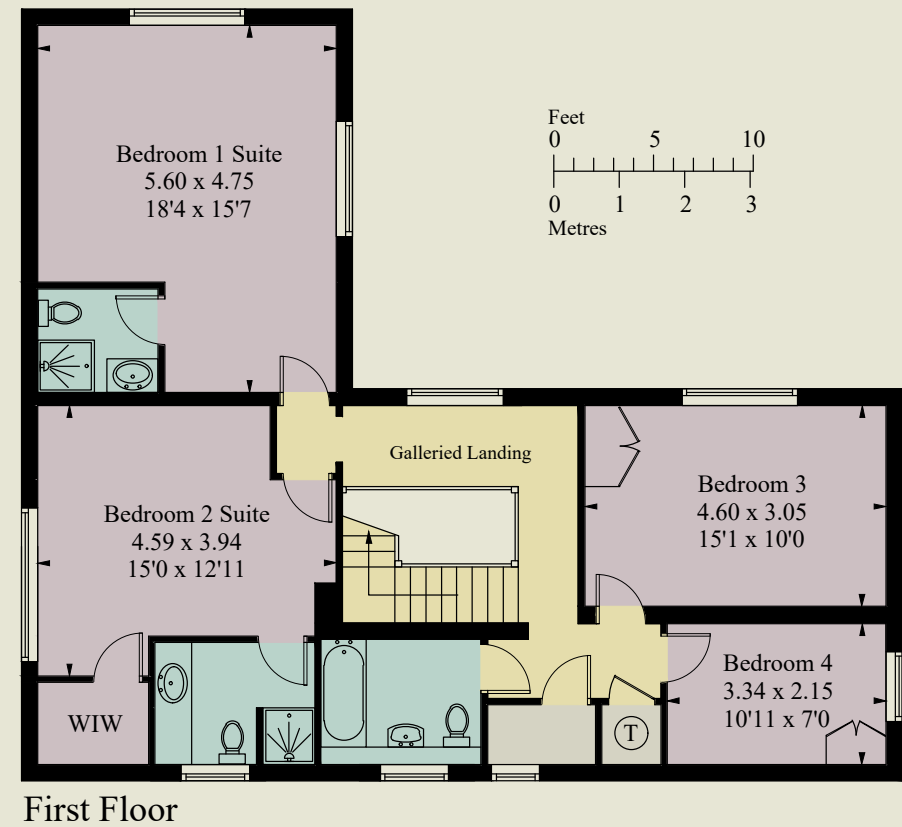
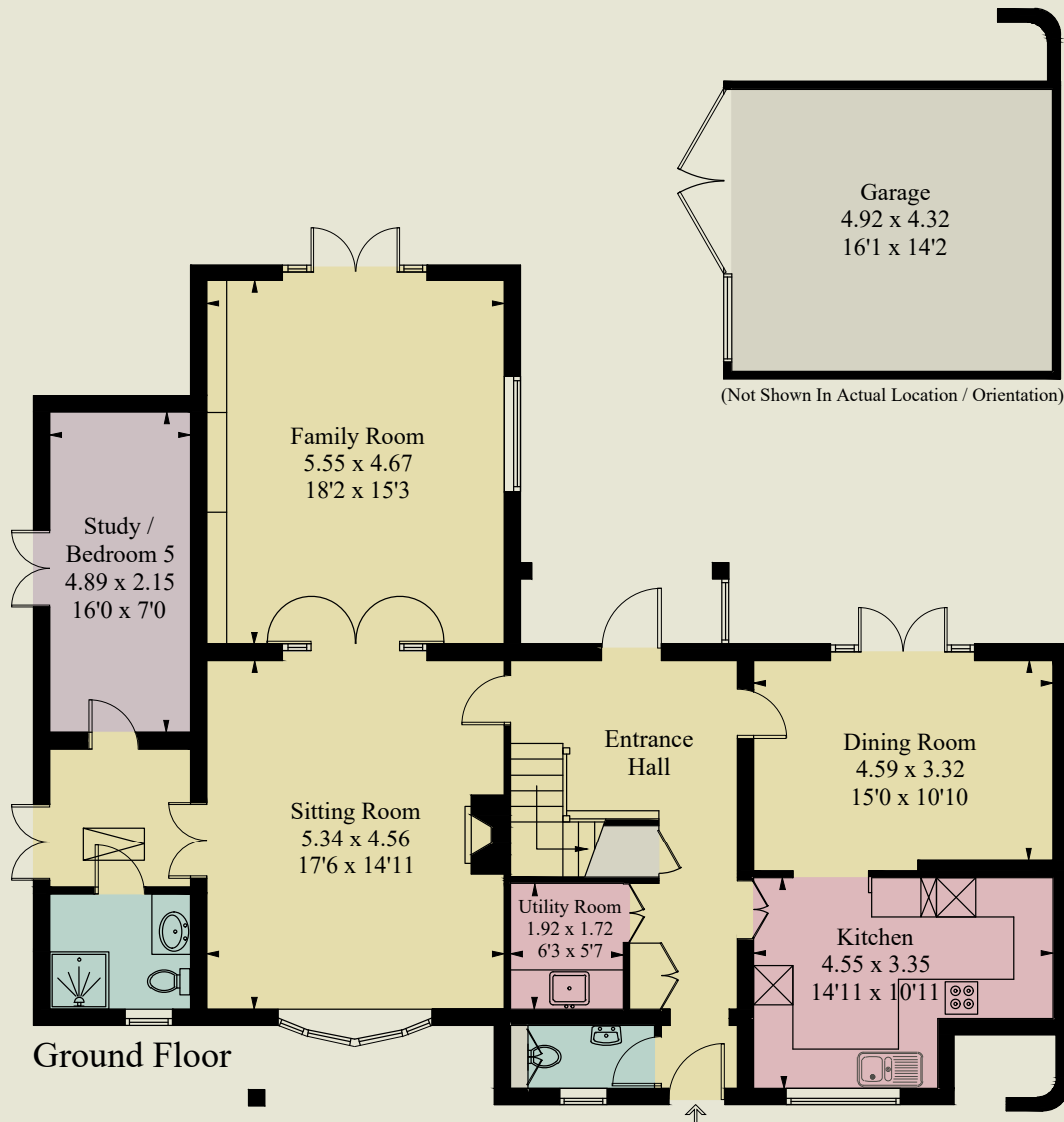


# The Granary, Ferry Road, South Stoke, Oxfordshire, RG8 0JP

Approximate Gross Internal Area = 222 sq m / 2389 sq ft

Garage = 21 sq m / 226 sq ft

Total = 243 sq m / 2615 sq ft



CREATESPACE DESIGN ref 571

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