



JYM'S COTTAGE

THE STREET ♦ SOUTH STOKE ♦ SOUTH OXFORDSHIRE

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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 scenic countryside, an appealing detached 3 bedroom house of traditional design in superb position enjoying spectacular views directly over grazing meadows leading down to the river.

- ♦ 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
- ♦ Attractive house in elevated setting with stunning views

- ♦ Front Porch with Entrance Hall and Cloakroom
- ♦ Sitting Room with fireplace
- ♦ Family / Breakfast Room opening into Kitchen
- ♦ Fitted Kitchen

- ♦ Main Bedroom with built-in wardrobes and Ensuite Bathroom
- ♦ 2 Further Bedrooms all with built in wardrobes
- ♦ Shower Room

- ♦ Detached Garage with internal Loft Room
- ♦ Secluded part walled gardens



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 Moulsoford, 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, 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

Jym's Cottage is one of 2 detached houses built in the later 1960's occupying a prime position in the village being set back from the village road facing West and having a superb uninterrupted front aspect over grazing meadows opposite which lead down to the River and with the Berkshire Downlands as a backcloth with fabulous sun sets. The house has a traditional double fronted design with a central tiled porch and tiled roof. Entrance is into the hallway with cloakroom plus coats cupboard. The sitting room has a lovely bay window capturing the front views and there is a fireplace. The family breakfast room has doors leading out to the terrace and naturally flows into the fitted kitchen. The stairs take you up to the first floor and main bedroom overlooks the meadow beyond. It has double built in wardrobes and an ensuite bathroom. There are 2 further double bedrooms with wardrobes and a modern family shower room.

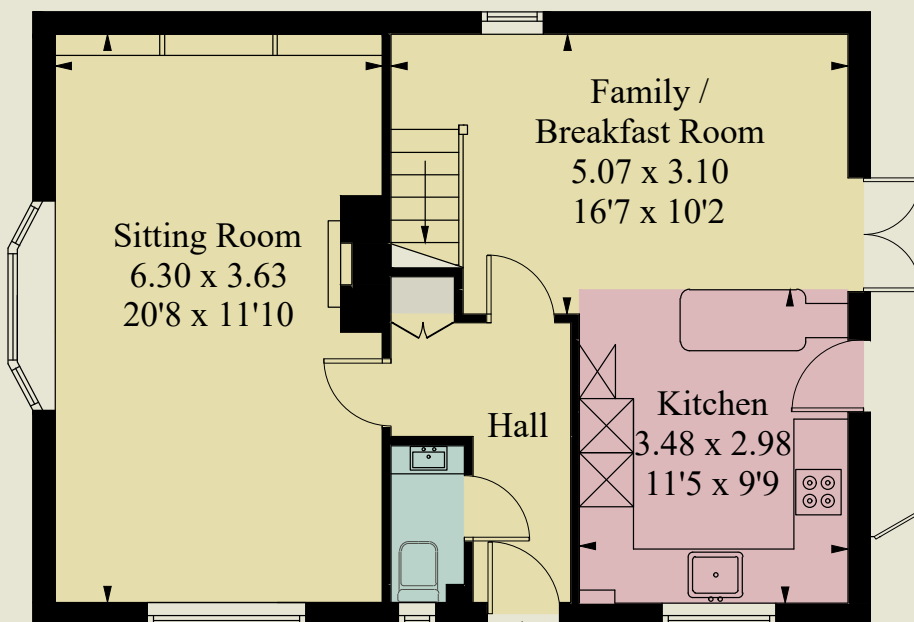
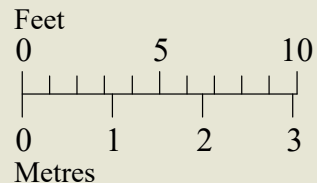
OUTSIDE

At the front is a lawned garden with variety of shrubs and the driveway runs alongside leading up to the garage. The garage is detached from the house and there is a side gate leading to the rear garden. The garage has an interior staircase taking you up to a spacious loft room. The garden has a terrace which has a large pond amongst rockery. Steps then take you up to the main garden which is lawned and has pretty borders all around. Part fenced and walled, it adds a lovely addition to the property.

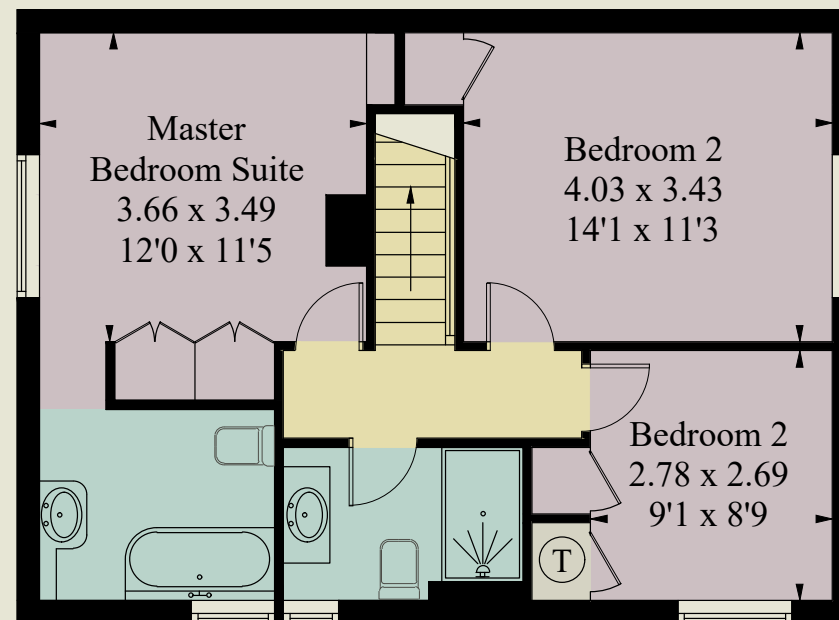


Jyms Cottage, The Street, South Stoke, Oxfordshire, RG8 0JS

Approximate Gross Internal Area = 111 sq m / 1194 sq ft
Garage = 26 sq m / 279 sq ft Limited Use Area = 10 sq m / 107 sq ft
Total = 147 sq m / 1582 sq ft

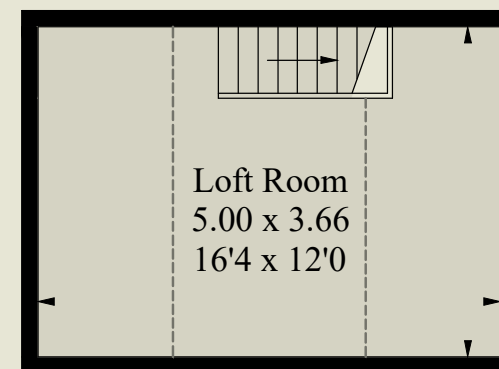
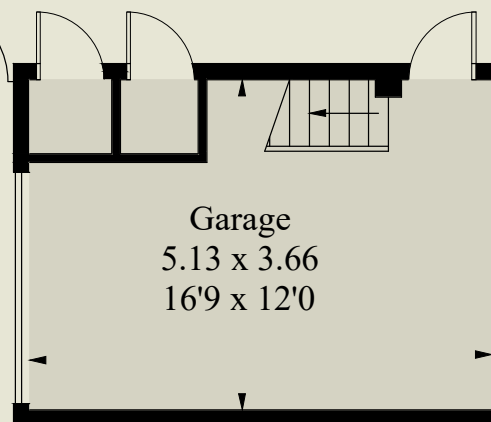


Ground Floor



First Floor

 = Limited Use Area



CREATESPACE DESIGN ref 545

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



GENERAL INFORMATION

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

Council Tax: F

Energy Performance Rating: D / 61

Postcode: RG8 0JS

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 first turning left into the village and at the sharp bend bear round to the right into The Street. Jym's Cottage will be found in approx.. 150 yards on the right hand side opposite meadows.

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.



Warmingham

www.warmingham.com

01491 874144

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

E: sales@warmingham.com

www.warmingham.com

