



NOVEMBER COTTAGE

FERRY ROAD ♦ 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 and times 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.

An individually designed detached house offering generous accommodation of 2,475 sq ft including double garage, set within beautiful wraparound gardens just under ½ an Acre.

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| ♦ In unspoilt Thames Valley Country side designated an “A.O.N.B.” | ♦ Sitting Room |
| ♦ Ideally located with excellent road & rail communications | ♦ Kitchen Breakfast Room |
| | ♦ Utility Room |
| | |
| ♦ Wide range of first class private and state schools in the local area | ♦ Main Bedroom with Ensuite Bathroom |
| | ♦ 3 Further Bedrooms |
| | ♦ Family Bathroom |
| | |
| ♦ Popular Thameside village with shop, Pub and school | ♦ Attached Double Garage |
| | ♦ Large Driveway |
| | |
| ♦ Entrance Hall | |
| ♦ Cloakroom | ♦ Garden and Grounds of 0.45 of an Acre |
| ♦ Dining Room | |
| ♦ Conservatory | ♦ In all Extending to 2,475 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 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, 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

November Cottage is an individually designed detached house, built in 1960's with red brick elevations under a tiled roof. The property has been occupied by the same family for over 30 years and benefits from leaded windows and the installation of a conservatory which takes in the wonderful views of the gardens. Entrance is through an enclosed covered porch into the hallway which has the staircase and a cloakroom to the far end. The dining room has doors leading into both the conservatory and the sitting room. The

sitting room enjoys dual aspect and has a working fireplace. The kitchen is fully fitted with a breakfast area for dining and next door is the generous utility room which has access to the front and side of the house. Upstairs, the main bedroom has ample built in wardrobes and an ensuite with claw foot bath. There are 3 further bedrooms and family bathroom. The house has wonderful light and bright rooms and an early viewing is recommended.





OUTSIDE

The property is approached behind a hedged boundary and then onto the spacious driveway with parking for several cars and beautiful Acer Tree. The attached double garage has 2 up and over doors to the front and a back door off the side. The gardens wraparound the house and are filled with stunning borders

featuring plants and shrubs flowering throughout the year, as well as a Magnolia and Fruit Trees. Backing onto fields and woodland, the gardens are in total privacy. There is a kitchen garden with raised beds, fruit cages and a Greenhouse. Offering plenty of seating opportunities and totalling 0.45 of an Acre, the gardens compliment an "al fresco" lifestyle and are a wonderful addition to this property.

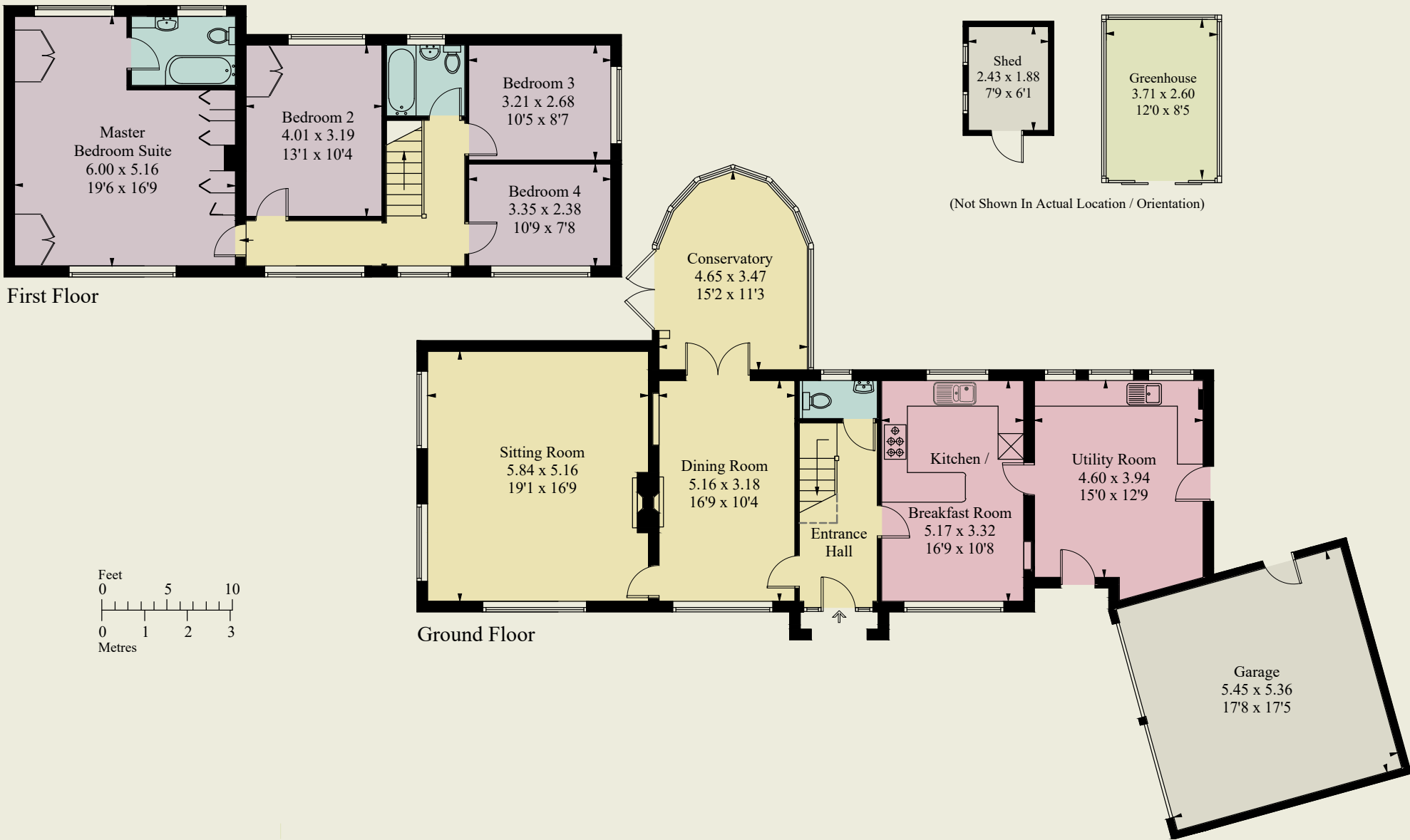


November Cottage, Ferry Road, South Stoke, Oxfordshire, RG8 0JP

Approximate Gross Internal Area = 216 sq m / 2325 sq ft

Outbuildings = 14 sq m / 150 sq ft

Total = 230 sq m / 2475 sq ft



GENERAL INFORMATION

Services: All mains are connected, central heating and hot water from gas fired boiler located in the utility room. Secondary hot water from immersion heater.

Council Tax: G

Energy Performance Rating: D / 63

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 November Cottage will be found on the right hand side just after the bench seat.

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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CREATESPACE DESIGN ref 587

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

