



TUDOR 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, a beautifully restored Grade II listed cottage enjoying 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

♦ Entrance Hall with Study Area

♦ Sitting Room with Inglenook fireplace with Wood burner

♦ Shower Room

♦ Dining Room

♦ Fitted Kitchen

♦ Landing

♦ Main Bedroom with wall to wall wardrobes

♦ 2 Further Bedrooms

♦ Cloakroom

♦ Detached Garage/Workshop

♦ Private Driveway

♦ Gardens and Grounds Totalling 0.221 of an Acre



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 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

Tudor Cottage is believed to date back to late 16th century with a mid-Victorian wing and a further single storey rear extension added in the late 1960's. Sympathetically refurbished in recent years and exposing stunning beamed rooms and an Inglenook fireplace, it retains its true architectural style. Entrance is into the reception hall with study area off to the side with large "porthole" window with views of the side garden. Wooden flooring runs through most of downstairs and the majority of windows are double glazed. There is a downstairs shower room and then at end of the hallway is a fully glazed door, allowing for much natural light. The dining room has beamed walls and ceilings and the room flows round into the fitted kitchen. The kitchen has cream shaker style units and dual aspect looking out across the terrace and garden beyond. A stable door gives direct access, perfect for "al fresco" dining and entertaining. Back at the front of the house is the sitting room with Inglenook incorporating a wood burner and a built-in high level "candle cupboard". The room features beautiful beams. Next to this is a little under the stair's "nook" with lighting. The staircase takes you up to the landing with main bedroom overlooking the front and lovely meadow views. Both the main and second bedroom have part vaulted ceilings with original structural timbers. The main bedroom has built in wall to wall wardrobe. There is also a cloakroom and single bedroom upstairs.

OUTSIDE

The property affronts The Street with wrought iron railings running along the boundary and pedestrian gate leading to the front door. Pretty planting including Lavender offers colour in-between a variety of shrubs and a Yew bush as well as a beautiful Wisteria on the side of the cottage. Further railings take you through to the side and main garden. A recently laid wide terrace across the back allows an uninterrupted garden view to sit and enjoy in peace and harmony. Steps with planted borders either side then lead up to the lawn with mature trees, including a Magnolia, a Bay, Vertiginous Oak, Bird Cherry, Silver Birch, Holly and Hornbeam. There is a shed with further seating area behind. The borders of the garden are a combination of hedged and fenced boundaries with planted areas within featuring various flowers and herbaceous borders. The detached garage has a workshop on the end with a back door accessed via the garden. A path to the side then takes you to a low gate and the front of the garage with electric roller door. The private driveway offers ample off road parking.





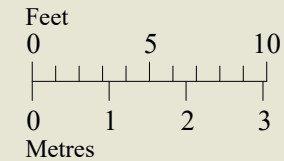
Tudor Cottage, The Street, South Stoke, Oxfordshire, RG8 0JS

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

Limited Use Area = 2 sq m / 21 sq ft

Garage = 31 sq m / 333 sq ft

Total = 139 sq m / 1496 sq ft



CREATESPACE DESIGN ref 625

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: E

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. Tudor Cottage will be found in approximately 120 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.



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