



GLEBE COTTAGE

NORTH STOKE ♦ OXFORDSHIRE

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Wallingford - 2.5 miles ♦ Goring on Thames - 4 miles ♦ Reading

- 14 miles ♦ Oxford - 14 miles ♦ M4 at Theale (J.12) - 12 miles ♦

Henley on Thames - 12 miles ♦ M40 at Lewknor - 12 miles

(Distances approximate)

In a favourable central location in this unspoilt village near the River Thames yet within close proximity to the local amenities in Wallingford and mainline railway at Goring & Streatley with fast commuter train into London Paddington within the hour.

An end of terrace cottage with 3 bedroom accommodation with walled front garden and rear courtyard. The property would benefit from refurbishment.

- ♦ Sitting Room
- ♦ Dining Room
- ♦ Kitchen with Larder

- ♦ Landing
- ♦ 3 Bedrooms
- ♦ Family Bathroom

- ♦ Front walled garden
- ♦ Summerhouse
- ♦ Courtyard

- ♦ In All Approximately 1,097 sq ft



SITUATION

North Stoke is a peaceful village with many interesting period properties lying just off the B4009 road from Goring on Thames to Wallingford and uniquely the main street is a no through road.

There is an historic church dating from the 13th century which boasts 14th century wall paintings and a Jacobean pulpit. Many of the properties in The Street have 16th or 17th century origins which contribute to the village's heritage and unchanging character all adding to its appeal.

The ancient Ridgeway Path runs through the centre of the village having followed a route along the banks of the Thames from Goring and continues up onto the Chilterns.

The historic town of Wallingford is close by offering excellent shopping and amenities including a Waitrose, and Goring on Thames to the south is only a short drive.

Road and rail communication are excellent with nearby Cholsey and Goring both having mainline stations for services up to London (Paddington) and now connects with the Elizabeth line at Reading.

On the Northern end of the village is a golf course bordering the river and is part of The Springs Golf Resort which has a Restaurant open to the public as well as Golfers.



PROPERTY DESCRIPTION

Built in the 1880's, Glebe Cottage is a pretty end of terrace cottage with washed brick elevations under a steeply pitched slate roof.

Its large sitting room has an open fireplace and both the kitchen and dining room have doors off it.

There are 3 bedrooms upstairs with the main bedroom benefitting from built in wardrobes. The bathroom has a bath with overhead shower.

The property has many interior architectural features, but would benefit from refurbishment.

OUTSIDE

Walled to the side along Church Lane, the front garden has lovely pretty planting and is lawned throughout. There is a summerhouse for sitting and enjoying in peace and harmony. At the rear is a courtyard.

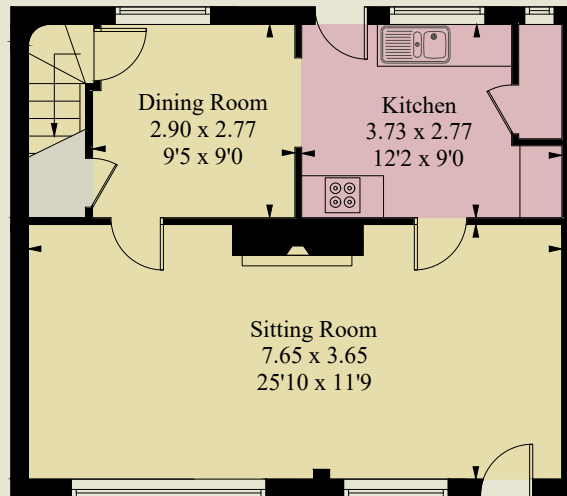


Glebe Cottage, Church Lane, North Stoke, Oxfordshire, OX10 6BH

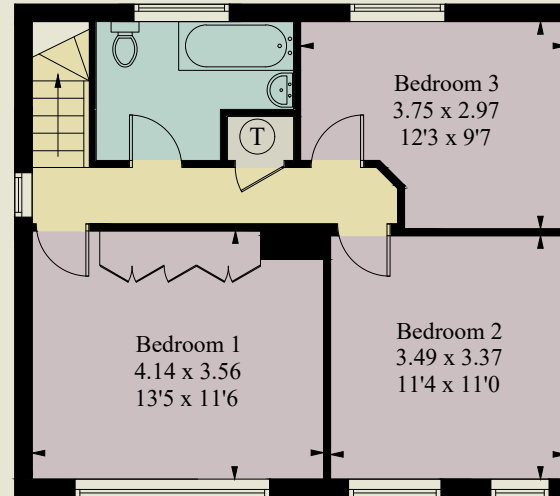
Approximate Gross Internal Area = 98 sq m / 1054 sq ft

Summer House = 4 sq m / 107 sq ft

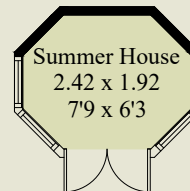
Total = 102 sq m / 1097 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

CREATESPACE DESIGN ref 630

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

GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. There is private septic tank drainage. Electric boiler for central heating and separate hot water tank. There is fibre broadband available in the village.

Council Tax: E

Energy Performance Rating: F / 23

Postcode: OX10 6BH

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 proceed up to the top of the high Street. At the railway bridge junction bear left onto the B4009. On reaching North Stoke in approximately 4 miles turn left into Cook Lane and at the end bear right into The Street. Take the first left onto Church Lane and Glebe Cottage will be found on the right hand side, the pink cottage to the other side of the wall.

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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