

Nottwood Lane, Stoke Row, Oxfordshire



A wonderful detached family home.

Walnut Tree Cottage is a beautiful family home occupying an excellent position on Nottwood Lane, Stoke Row.

The current owners have extended, remodelled, and completely refurbished the house to provide stylish reception space and generous bedroom accommodation. The house sits centrally in its mature, landscaped gardens and enjoys far-reaching, rural views to the front and private, south-facing gardens to the rear.



Tenure: Freehold

Local authority: South Oxfordshire District Council

Council tax band: G

Services: Mains services.

The property

The house is entered via a large, welcoming hallway where double doors open into the stunning kitchen/dining/family room. The kitchen is a well-proportioned, triple-aspect room with bi-folding doors opening on to the patio and rear garden. The kitchen benefits from a range of high-end appliances, excellent storage, a central island and a roof lantern, which floods the space with natural light. The utility room lies adjacent to the kitchen, offering further storage and access to the back garden. Across the hallway is the living room, which spans the full depth of the house. Large windows provide views over the front and back gardens, and an open fireplace with a wood-burning stove provides a lovely focal point. There is a study at the front of the house, and the downstairs WC completes the accommodation on the ground floor.



Walnut Tree Cottage benefits from a superb kitchen with ample space for both seating and dining areas.

Doors open out to the patio ensuring this space works perfectly for open-plan family living.



The property (continued)

Upstairs are four double bedrooms (2 with en suite) and a family bathroom. The principal bedroom suite has vaulted ceilings, which enhances the feeling of space, and a Juliet balcony, which makes the most of the stunning views to the front of the house. This room also features a dressing room with wardrobes and stylish en suite bathroom with double sinks, a bath and a separate walk in shower. The guest suite has an en suite shower room, and pleasant views of the rear garden are a lovely aspect of the room. There are two further double bedrooms, both of which are served by the vaulted family bathroom.





The property has many beautiful hi-end finishes to provide a fantastic family home.

Gardens

An electric gate opens on to the large gravelled driveway to the front of the house, which provides secure parking for several cars and access to the integral double garage with an electric roller door. The front garden has been beautifully planted to provide colour and interest, and stunning rural views provide a lovely backdrop. There is access to the rear south-facing gardens on either side of the house. The rear garden has a variety of mature shrubs and trees, providing a high degree of privacy with well-stocked flower beds, various seating areas, a vegetable garden with raised beds, a garden shed and a greenhouse cleverly tucked away and out of sight.







The property has beautiful views across open countryside.

Situation

This delightful property stands in the popular Chiltern village of Stoke Row just 6 miles from Henley-on-Thames. The village itself is well served by a village shop, bakeries, garage, primary school and two award winning gastro pubs, whilst Henley and Reading are both close at hand for a more comprehensive range of shops and services.

Other village activities include a very active village cricket club and tennis club with the playing field and pavilion moments from the property.





Situation (continued)

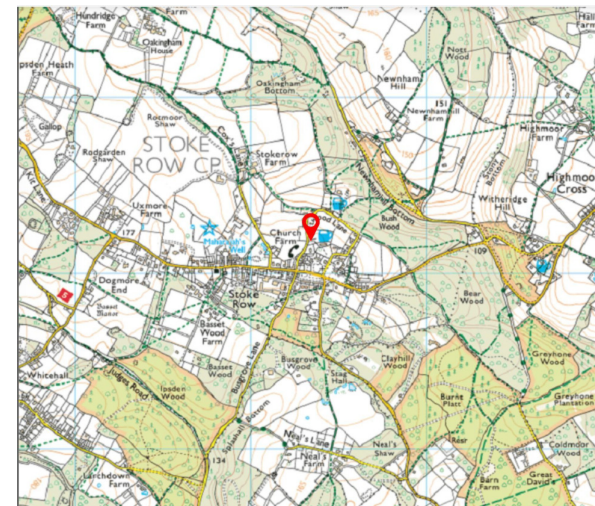
The M4 motorway can be accessed from (J11 & J12), providing easy access to London, Heathrow Airport and the M25 motorway as well as the West Country.

There are many good schools in the area, including Queen Anne's Caversham for girls, Wycombe Abbey for girls, Reading Blue Coat School, Bradfield College, Wellington College and The Oratory Preparatory and Senior Schools at Woodcote.

The immediate surrounding countryside is beautiful, with many walks through bluebell woods and into the Chiltern Hills. Golf clubs in the area include Huntercombe in the next village, Henley Golf Club and Badgemore.

Directions (RG9 5PU)

From Henley-on-Thames proceed North out of town on the A4130 signed to Nettlebed. At the roundabout, take the first exit signed to Peppard and Stoke Row on the B481. Follow this road for approximately 2 miles, turning right towards Witheridge Hill and Stoke Row, signed towards The Maharaja's Well. Continue along this road for 1 mile, entering Stoke Row, passing the village green on the right, and take the third right-hand turn on to Nottwood Lane.



Walnut Tree Cottage, Nottwood Lane, Stoke Row

Approximate Area = 2857 sq ft / 265.4 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Garage = 408 sq ft / 37.9 sq m

Total = 3289 sq ft / 305.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Knight Frank. REF: 1145625

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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