



Sycamores • South Stoke • Oxfordshire

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Goring village & train station 2 miles • Henley On Thames 13 miles • Pangbourne 6.5 miles  
• Wallingford 4 miles • Reading 11 miles  
(all distances/timings approximate)

A splendid opportunity to acquire a 3/4-acre development plot, only a short distance by car from Goring with its shops and mainline station. Together with a detached triple garage set in large gardens.

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Main House 4,348 sq ft / 404 m<sup>2</sup>  
including triple garage; ground floor & first floor storage area  
Plot with planning permission for 5 bedroom detached dwelling 3,207 sq ft / 298 m<sup>2</sup>  
(all measurements are approximate)

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Your attention is drawn to the important notice on page 7





Dudley  
**Singleton  
& Daughter**  
The Country Agent

For identification purposes only,  
NOT to be relied upon as correct.  
Boundaries must be mutually agreed prior to sale concluding

Lot 1  
MAIN HOUSE

Lot 2  
PLOT

with planning permission for a  
5 bed detached new house

**On the edge of the historic Thameside village of South Stoke.**

A splendid opportunity to acquire a 3/4-acre development plot, only a short distance by car from Goring with its shops and mainline station.

Together with a detached triple garage set in large gardens.

Planning permission granted for widening of the main access from the road.

Also, a garden plot with planning for a new dwelling of some 3,207 sq ft set in approximately 0.31 acre / 0.12 ha (approx) (boundaries to be confirmed)

**Lot 1** Existing character 6 bedroom detached house & triple garage with 0.42 acre 0.17 ha approx

**Lot 2** – Building plot for a detached dwelling in 0.31 acre / 0.12 ha approx  
Application no: P21/S3772/FUL Detailed planning permission granted January 2023

**Lot 3** – As a whole.

Sycamores might present the opportunity for multi-generational occupation of the whole, as well as the valuable opportunity to acquire the main house with planning permission for division into two semi-detached houses, one with a substantial extension, and a separate plot for a new detached country house.

The interior of the property offers spacious family accommodation on two floors. The ground floor having two pairs of French doors giving access to the front gardens, and a conservatory with large patios and pathways extending across the whole width of the property, suitable for summer dining.

Easy walking distance to the recreation ground, community shop and village primary school, St Andrews Church and the pretty Perch & Pike country pub with excellent restaurant, that has recently re-opened with new landlords/ tenants. There are many nearby footpaths giving wonderful walks through open countryside and The Ridgeway Path beside the River Thames. Slipway access to the River Thames. This is an unspoilt Area Natural Beauty (AONB) with the main village of South Stoke bordered by the River Thames. The well-known riverside hotel and restaurant The Swan can be found at Streatley.

**Special features:**

- Property as it stands might be used as a two-family dwelling as there are two staircases to the first floor, two large sitting rooms and two kitchens
- Main entrance is from a large covered porch into a spacious reception hall
- Main drawing room has a large Inglenook fireplace with Bessemer oak beam across fitted with a wood burning stove
- Good ceilings heights throughout
- Dining room has French doors giving access to the garden, window to side and rear and archway access directly into the kitchen/breakfast room
- Kitchen/breakfast room is fully fitted, with Classic cooking range with 5 ring gas



hob, electric hot plate, two ovens and grill, 1½ bowl sink, Leisure extractor, space for tumble dryer or washing machine, fitted fridge, fitted dishwasher

- Reception hall is spacious with pretty staircase and balustrade rising to the galleried landing
- Sitting room has large open fireplace and French doors leading onto the garden
- Further kitchen with extensive range of units, fitted AEG double oven with ceramic 4 ring hob, sink and space for dishwasher or washing machine
- Double doors give access to conservatory with ceramic tiled flooring and French doors leading to the garden and patio
- Large study/play room
- Shower room
- 6 bedrooms to include; 4 double bedrooms and a large family bathroom leading from the main landing. One of the bedrooms includes an en-suite shower room, this room has a connecting door to the second first floor landing also accessible by the second staircase with 2 further double bedrooms and a second large family bathroom
- Property was constructed in 1999

**Main House summary of accommodation:** Entrance porch, reception hall, drawing room, sitting room, cloakroom, study/play room, two kitchens, dining room, 6 bedrooms, 4 bath/shower rooms.

**Plot summary of accommodation:** Entrance hall, cloakroom, sitting room, kitchen/living/ dining room, family room, study, utility, 5 bedrooms, two en suite's and family bathroom.



**Gardens:** Present gardens include extensive lawns, pretty flowerbeds, and herbaceous borders to the front further lawns to side and rear. Productive vegetable garden. Fine old oak tree to one side and a pink horse chestnut to the other side. Greenhouse.

Detached 3 bay garage block with 3 up and over doors with extensive storage over.

**Main House gardens & grounds : 0.42 acre / 0.17 ha** (approx.)

**Plot with detailed planning permission gardens & grounds : 0.31 acre/ 0.12 ha** approx.

**Combined total gardens & grounds extending to:** 0.75 acres / 0.30 ha (approx.)

**Note :** *The main house has planning permission to be sub divided and extended into two semi detached dwellings if required. Application no: P21/S3772/FUL*

**Should the main house be subdivided into two semi detached dwellings and extended as per planning permission P21/S3772/FUL :**

Semi one : 4 double bedrooms ; 2,163 sq ft/ 201 sq m (approx)

Semi two : 4 bedrooms (3 doubles, one single);1,840 sq ft/ 171 sq m (approx)

Further details available on request from the sellers Agents – Singleton & Daughter

**Local Facilities:** The thriving Community Shop offers an array of services and goods, and is open 7 days a week. The highly regarded traditional Inn “The Perch & Pike” with excellent restaurant, that has recently re opened with new landlords/ tenants, a village hall with recreation ground, nearby Goring-on-Thames with many independent shops, restaurants and cafes, as well as the train station offering fast train services to Reading, Oxford and London Paddington.

The historic Ridgeway Path runs through the village, and continues along the riverbank to North Stoke where it leaves the Thames and continues up onto the Chilterns and the Icknield Way. The River Thames is within easy walking distance offering boating and recreational facilities including walks along the Thames Path to Goring and Wallingford.

**Schools:** There are excellent local state primary and secondary schools nearby. In addition, there are many highly regarded independent schools; Cranford House, The Oratory, Moulsoford prep, St Andrews prep, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House, Shiplake College, The Abbey, Bradfield College, The Manor Preparatory School, Abingdon School, and St Helen & St Katharine.

**Directions:** From the direction of Goring, traveling on the B4009, pass two signs to South Stoke, and just before the third turning to South Stoke (Ferry Road), the property entrance will be found on the right-hand side on the Wallingford Road.

**What3words:** artist.crackled.ended

Plot with planning permission for 5 bed dwelling



north elevation -



east elevation -



south elevation



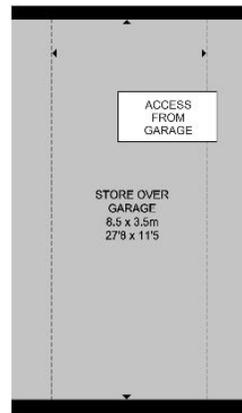
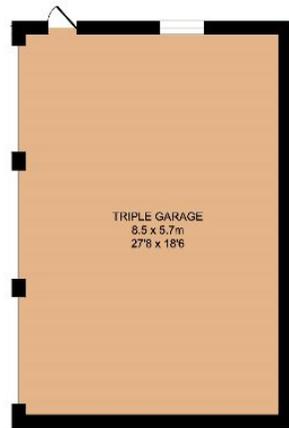
west elevation -

**NOT TO SCALE**





**TOTAL APPROX. FLOOR AREA 404.0 SQ.M. (4348 SQ.FT.)**  
 All measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such. Not to scale. [www.singletonanddaughter.co.uk](http://www.singletonanddaughter.co.uk)



**Post Code:** RG8 0JJ

**Tenure:** Freehold

**Services:** Mains water, drainage, gas, electricity, high speed broadband connected, 2 gas fired boilers (both replaced within last 10 yrs)

**EPC rating main house:** C

**Local Authority/Tax Band:** South Oxfordshire – Band G

**Fixtures and fittings:**

Only those mentioned in these sales particulars are included in the sale.

**Viewing by arrangement with vendor's agent;**  
**Dudley Singleton & Daughter**

No. 1 Station Road,  
 Pangbourne, Berks, RG8 7AN

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[singletonanddaughter.co.uk](http://singletonanddaughter.co.uk)  
[rightmove.co.uk](http://rightmove.co.uk)  
[mayfairoffice.co.uk](http://mayfairoffice.co.uk)

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 15 Thayer Street, London,  
 W1U 3JT

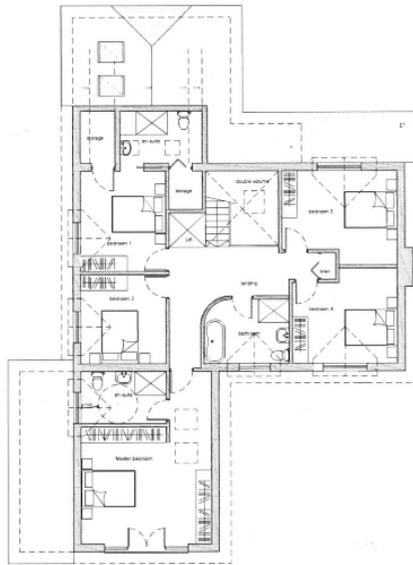
**IMPORTANT NOTICE:** Dudley Singleton & Daughter for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers, and do not constitute part of an offer or contract. No responsibility is assumed for the accuracy of individual items. We relied upon our own brief inspection and information supplied to us by the vendors. (i) The description, including photographs of the property and its contents, are intended to be a guide only rather than a detailed and accurate report and inventory. (ii) Floor plans, measurements, areas and distances are intended to be approximately only. (iii) Prospective purchasers are strongly advised to check measurements. The position of bathroom fittings as shown on the plan is indicative only – sizes, shapes and the exact locations may differ. Wall thickness, together with window and door sizes are approximate only and window and door openings are shown without frame details. (iv) Photographs are not necessarily comprehensive or current and no assumption should be made that any contents shown in them are included in the sale. 2. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them: 3. No person in the employment of Dudley Singleton & Daughter has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. **FIXTURES AND FITTINGS:** The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or surveyor.

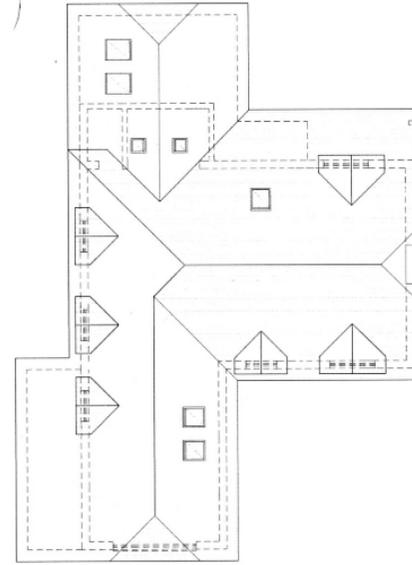




Plot with planning permission for 5 bedroom detached dwelling :  
3207 sq ft / 298 sq m (approx)  
Not to scale



first floor plan



roof plan



1 Station Road, Pangbourne, Berkshire, RG8 7AN

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