



14, School Lane, Stoke Row, Henley-On-Thames
, RG9 5QS

£575,000

Beville
ESTATE AGENCY

- Adjoining countryside
- Excellent potential subject to usual consents
- 3 Bedrooms
- Requiring some updating
- 150ft rear garden
- Sought after location
- 31ft Garage
- 65ft front garden
- Solid fuel boiler
- First time on the market in approximately in 40 years

A rare opportunity to purchase a three bedroom home situated in the popular Stoke Row Village offering further potential, a large garden to the front and rear, and field views. EPC: E

Accommodation includes; enclosed porch, entrance hall, sitting room with solid fuel burner opening into dining room, fitted kitchen with built in larder, sun room. From the hall, staircase with cupboard under, leads to first floor landing, three bedrooms, bathroom & separate WC.

Noteworthy features include; solid fuel central heating, part double glazed windows, ample off road parking, tandem length garage, mature plot.

To The Front Of The Property is an approx. 65ft long garden, concrete drive leads via the side to garage, providing ample off road parking, garden laid to lawn, well stocked with flowers & shrubs, gated side access to:

To The Rear Of The Property is an approx. 150ft sunny aspect garden, overlooking neighbouring copse. Paved patio, garden laid mainly to lawn, enclosed with mature hedging, timber fencing & post & rail fencing.

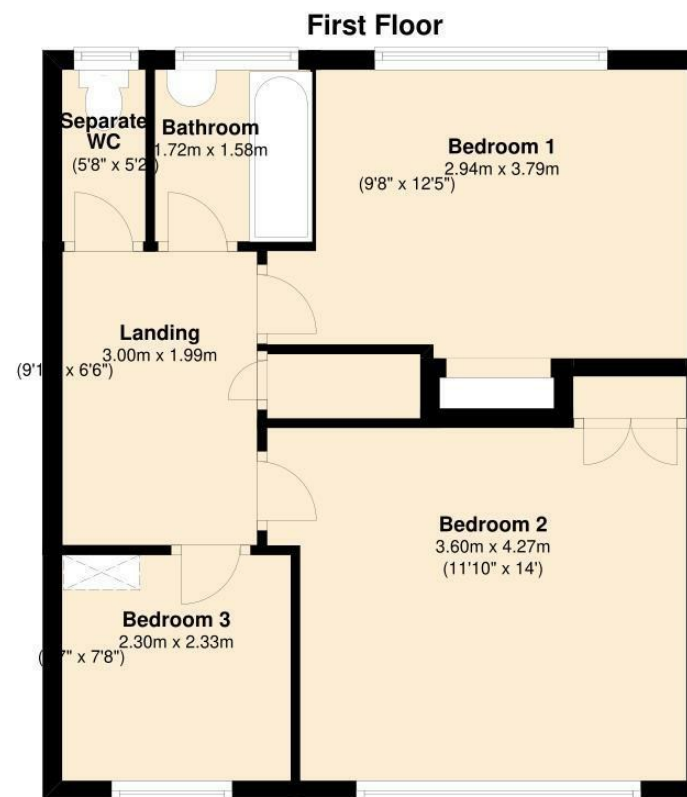
Services: Mains electricity, water and drainage.

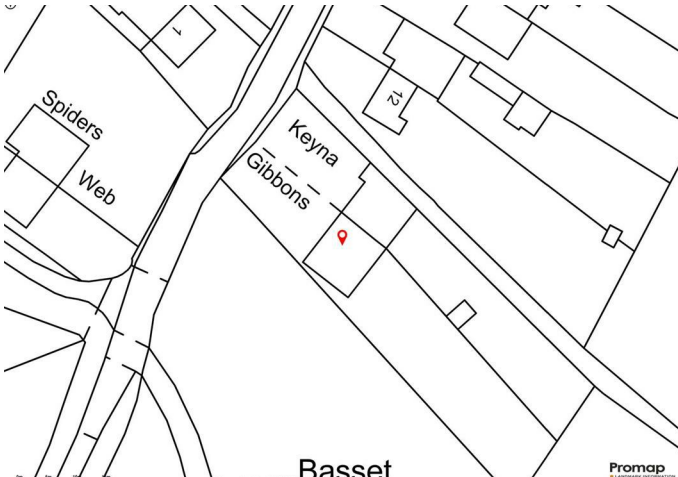
Council Tax: ? (£)

Total Area (including garage & sun room) Approx. 138m² (1484sqft).

Stoke Row is a highly regarded village, within an Area Of Outstanding Natural Beauty (AONB), on the edge of the Chiltern Hills. It is served by a local shop, public houses, restaurant and garage and is conveniently located within easy distance of both Henley and Reading town centres. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington

The area has good communication and commuting links, London Paddington is less than 30 minutes from Reading Railway Station. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		48
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Directions

From our offices in Sonning Common, turn left onto the B481. At the top of Gravel Hill turn left into Stoke Row Road. Proceed for approximately two miles and on reaching the T junction turn left into Main Street. Turn left continue for approx. 200yards, turn left into School Lane, whereupon the property will be found at the end on the left hand side.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.