



Approximate Gross Internal Area 245.80 sq m / 2645.76 sq ft
 Ground Floor Area 137.19 sq m / 1476.70 sq ft
 First Floor Area 108.61 sq m / 1169.06 sq ft
 Garage Area 53.50 sq m / 575.87 sq ft
 Outbuilding Area 19.0 sq m / 204.52 sq ft
 Total Floor Area 318.30 sq m / 3426.15 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	49
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Guide Price
 £1,395,000

Stoke Row

On the edge of this sought-after village, a fine detached house with large garage and lovely south-facing gardens.

- Fine detached village house
- Over 2,400 sq ft
- Five bedrooms, 3 bathrooms
- Extended kitchen/breakfast room
- South-facing gardens of 0.35 acres
- Double garage with storage above
- Summerhouse

Detached village house with glorious gardens

- Henley-on-Thames 6 miles
- Reading 8 miles
- M40 (J6) 10 miles
- M4 (J8/9) 16 miles
- London 40 miles
- Heathrow Airport 29 miles





Longmead

Privately situated, Longmead enjoys a lovely location on the edge of the vibrant Chilterns village of Stoke Row. The property has been thoughtfully extended and is now a light and bright family home with spacious reception rooms and a useful downstairs bedroom and bathroom annexe for family or friends.

The kitchen/breakfast room has a central island and fresh modern units housing the usual appliances. There is a larder and a utility room with back door to a covered area, ideal for storage of bikes and logs. The kitchen opens to the sociable dining room with doors to the garden and there is a study or playroom with views to the front. The charming sitting room has an open fire and double doors opening onto the terrace and out to the gardens.

Off the hallway is the annexe - this comprises a sitting room and bedroom with en-suite shower room. There is also a cloakroom off the hallway.

Upstairs is surprisingly spacious with a large main bedroom of 18ft with en-suite shower room and three further bedrooms together with a family bathroom. There is a large storage room (currently used as a play room) with roof light off bedroom 4.

Outside

To the front of the house is the gravelled driveway, landscaped with bushes and shrubs, with parking for multiple cars, which leads to the substantial double garage with twin electric doors and a space saver staircase to the first floor store with roof light. The gardens to the rear of the house are a delight - carefully curated spring bulbs and herbaceous borders fill the flower beds and give a wonderful year round display.

There is a smart paved terrace for outdoor dining and a charming shallow pond edged with marginal and water loving plants. overlooked by a deck for evening drinks. A large area of lawn leads down to the mature oak trees on the southern boundary. To one side is the greenhouse and a useful oak clad outbuilding comprising a summer house, shed and log store. There is a productive kitchen garden with raised beds, screened by rustic trellis covered with colourful climbers and roses.



Situation

Located just 6 miles from Henley-on-Thames, the pretty village of Stoke Row has a sports pavilion with two hard tennis courts and a cricket pitch, village shop and café, a garage and two well-regarded pubs - The Cherry Tree and The Crooked Billet gastropub. There is a popular primary school, lovely old church and the unique and historic Maharajah's Well, An excellent range of leisure and shopping facilities including a Waitrose, coffee and specialist shops, can be found in nearby Henley.

Henley station has good services to London, Paddington via Twyford, or via Reading station (23 mins) connecting to the City and Canary Wharf via the Elizabeth Line. The area is well-served for schools, both state and private, including The Oratory, Shiplake College, Reading Blue Coat and Queen Anne's in Caversham, all easily accessible. The M4 and the M40 are about 10 miles distant. Stoke Row lies in the Chilterns AONB and there are many miles of walking, cycling and footpaths.

Services

Mains water, electricity and drainage. LPG central heating.
EPC Rating E.
South Oxfordshire District Council, Tax Band F.

Directions

Postcode: RG9 5RB What3words:///backers.mingles.good

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Email: henley@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.