



The Street, South Stoke, RG8 0JS
£875,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully restored five-bedroom, three bathroom detached character barn, set in the quintessential village of South Stoke and offered to the market with no onward chain.

This charming property features spacious and flexible living throughout, offering an impressive 23ft kitchen/diner, complete with a stable door opening onto a south-facing courtyard garden, as well as a separate utility room, downstairs cloakroom. A generous dual-aspect lounge showcases a feature fireplace and exposed beams, creating a warm and inviting atmosphere. In addition, there is a separate family room and a ground-floor double bedroom with en suite, offering excellent potential for annexe-style accommodation. Upstairs, a galleried landing leads to four further well-proportioned bedrooms, including a principal bedroom with en suite, alongside a modern family bathroom. Externally, the property benefits from two private, sun-filled courtyard gardens. A workshop area with traditional barn doors opens onto a gravelled driveway, providing off-road parking for two vehicles.

This unique home offers character, flexibility, and village charm in equal measure meaning a viewing is a must.





Key Features

- Detached barn conversion
- No onward chain
- Five bedrooms
- 2500 sq ft of flexible accommodation
- Two private courtyard gardens
- Desirable village location
- 23ft kitchen/diner with added utility
- Potential for annexe-style accommodation



The Location

The village of South Stoke lies on the River Thames between Goring-on-Thames and North Stoke in the southern-most part of Oxfordshire, conveniently located within close proximity to Goring-on-Thames with its rail links to London (approx 45mins), Reading and Oxford. The M4 and M40 are each a 25-minute drive away. The village has a popular pub/restaurant, primary school, village hall, recreation ground with play area and village shop.

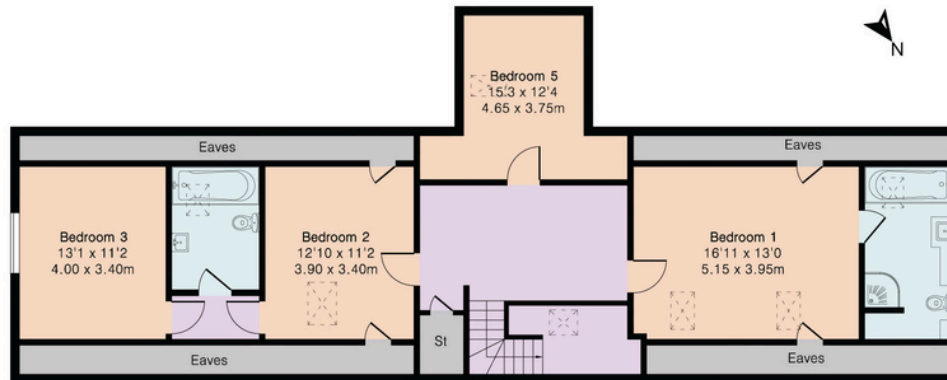
Some material information to note: Gas central heating. Mains water. Mains electrics. Ofcom checker indicates standard and superfast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers with the possible exception of Three network. The property has parking. The government portal generally highlights this as a very low risk address for surface water flooding but a medium risk for river and sea flooding. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area 2504 sq ft - 233 sq m

Ground Floor Area 1437 sq ft – 134 sq m

First Floor Area 1067 sq ft – 99 sq m



First Floor



Ground Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office

72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833

E wallingford@thomasmerrifield.co.uk

W thomasmerrifield.co.uk



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

THOMAS
MERRIFIELD
SALES LETTINGS

THOMAS
MERRIFIELD
SALES LETTINGS