



THE OLD DAIRY

LITTLE STOKE ♦ OXFORDSHIRE

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Goring on Thames - 2 miles ♦ Wallingford - 4 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 16 miles ♦ Reading - 12 miles ♦ Newbury - 15 miles ♦ M4 at Theale (J12) - 12 miles ♦ M40 at Lewknor (J6) - 12 miles (Distances approximate)

Situated within a rural hamlet overlooking scenic countryside, yet just 2 miles from Goring on Thames with commuter trains offering direct service into London Paddington.

A beautifully presented property offering contemporary light and airy accommodation extending to approximately 2,458 sq ft, including 4 bedrooms, 3 bathrooms all within a stunning plot overlooking fields and having the benefit of a river garden with mooring.

- ♦ Desirable Thameside Location
 - ♦ Walking Distance of River Thames & Private River Garden with Mooring, approx. 40 ft
 - ♦ Short drive to mainline railway station at Goring on Thames
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- ♦ Former "Dairy" Refurbished To A High Standard
 - ♦ 3 Reception Rooms
 - ♦ Flexible Accommodation of 4 bedrooms & 3 bathrooms
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- ♦ Double Car Port with Loft above
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- ♦ Terrace & Garden with Views
-
- ♦ In all Extending to 2,458 sq ft



SITUATION

The pretty Thameside hamlet of Little Stoke is situated between Reading and Oxford, equal distance between South Stoke & North Stoke and surrounded by scenic rural countryside designated an "Area of Outstanding Natural Beauty".

Local amenities close by in South Stoke include a highly regarded traditional Inn "The Perch & Pike", a popular Primary School, a village hall with recreation ground, a thriving Community Shop and in North Stoke a golf course bordering the river and is part of The Springs Golf Resort which has a Restaurant open to the public as well as Golfers.

The nearby village of Goring on Thames offers more comprehensive shopping facilities including a modern health centre, dentist, library, several "Olde Worlde" Inns, a Boutique Hotel, range of restaurants, two Riverside Bistro/Cafés, and a mainline railway station providing fast commuter services up to Reading and London (Paddington) in well under an hour.

The larger historic town of Wallingford granted a Charter by Henry 11 in 1155, is also close by and has first class shopping facilities including a Waitrose.

Road and rail communication are excellent with nearby Cholsey and Goring both having mainline stations for services up to London (Paddington) and now connects with the Elizabeth line at Reading.

The major centres of Reading, Oxford, Newbury and Henley on Thames are all within easy driving distance as are the M4 and M40 Motorways.

PROPERTY DESCRIPTION

The Old Dairy was originally part of the Little Stoke House estate, but has been privately owned for many years. Having been refurbished by the current owner it offers flexibly arranged accommodation on 2 levels. Entrance is into a hall with beautiful Cotswold stone flooring running through into the kitchen dining room and conservatory. The theme of natural light runs throughout the house. The kitchen is a handmade design which is part vaulted with a large island for casual dining. Leading into the conservatory, the views out onto the garden and beyond are stunning. There is a separate utility room with back door. From the dining area of the kitchen, double doors take you into the inner hallway with cloakroom and staircase with understairs cupboard. The lounge enjoys dual aspect with French doors allowing for access onto the terrace. There is a wood burner for winter nights. There are 2 bedrooms downstairs and a "jack & jill" bathroom serving both rooms, plus a second bathroom with bath and overhead shower in both.

Upstairs, the landing splits with the main bedroom to the right. It has a private balcony looking out across the countryside beyond and there is an ensuite with jacuzzi bath and separate shower. To the left of the landing is a dressing area with generous wardrobes and airing cupboard. Additionally there is access to eaves storage. There are two further rooms, one used as study/lounge and the other a fourth bedroom.

OUTSIDE

The property is approached over a driveway leading to the double carport, offering parking for several cars. There is a loft above the car port providing extra storage.

At the back of the house is the terrace and garden. The terrace leads directly off both the dining area and lounge and has a wonderful mediterranean feel with breathtaking views looking across open farmland and enjoying a south west aspect. The garden is mainly lawn with mature trees towards the end, where there is a slipway into the Thames.

The Old Dairy has a right of access across the garden of Little Stoke House towards The Ridgeway, where a little path leads to the private river garden to the property. This riverside amenity plot has mooring facilities as well as an electricity supply.



The Old Dairy, Little Stoke, Wallingford, OX10

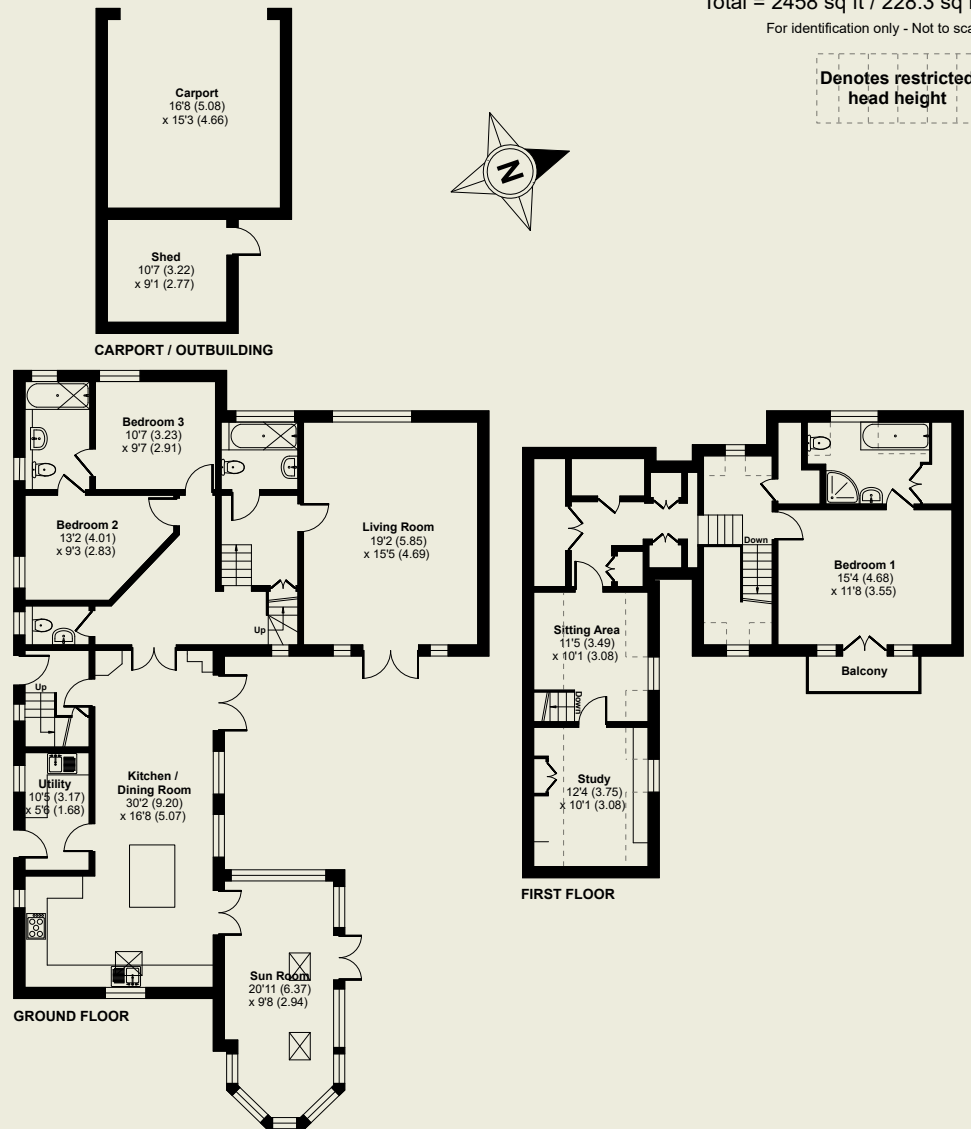
Approximate Area = 2237 sq ft / 207.8 sq m (excludes carport)

Including Limited Use Area(s) = 125 sq ft / 11.6 sq m

Outbuilding = 96 sq ft / 8.9 sq m

Total = 2458 sq ft / 228.3 sq m

For identification only - Not to scale





GENERAL INFORMATION

Services: Oil central heating for central heating and hot water. Mains electricity connected to the property. Septic tank drainage and private spring water supply.

Council Tax: F

Energy Performance Rating: D

Postcode: OX10 6AX

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue up the high street to the Railway bridge at the top. Turn left and continue on the Wallingford Road out of the village of Goring. This road turns into the Wallingford Road and continue through South Stoke. In between South Stoke and North Stoke there is a turning of your left to Little Stoke. Follow the road and bare round to the right. In about 200 metres turn left and follow the signs to The Old Dairy, where you will arrive to its parking area.

what3words:

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DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

