



DEACON COTTAGE

SOUTH STOKE ♦ SOUTH OXFORDSHIRE

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Goring on Thames - 1.5 miles ♦ Wallingford - 3.5 miles ♦ Henley on Thames - 12 miles ♦ Oxford - 17 miles ♦ Reading - 12 miles ♦ Newbury - 13 miles ♦ M4 at Theale (J12) - 11 miles ♦ M40 at Lewknor (J6) - 13 miles (Distances approximate)

Situated In a favoured South Oxfordshire village on the Thames surrounded by beautiful Chiltern countryside, yet with easy access for Reading, Oxford and M4 and for trains to London at nearby Goring on Thames.

An individually designed 3 bedroom house with well appointed accommodation arranged over 3 floors and west facing garden.

- ♦ In unspoilt Thames Valley Country side designated an "A.O.N.B."
- ♦ Ideally located with excellent road & rail communications
- ♦ Wide range of first class private and state schools in the local area

- ♦ 3 Reception Rooms
- ♦ Main Bedroom with Wall To Wall Wardrobes and Ensuite Shower
- ♦ 2 Further Bedrooms
- ♦ In All Extending to 1,319 sq ft

- ♦ Private Driveway

- ♦ West Facing Garden with 2 Sheds



SITUATION

The Thameside village of South Stoke situated between Reading and Oxford, lies on the East bank of the river, set between the Berkshire Downlands and the Chilterns in Oxfordshire in the wide River valley opposite the village of Moulsoford, surrounded by scenic rural countryside designated as an "Area of Outstanding Natural Beauty".

Largely unspoilt having only a limited amount of modern development, the village has a fine main street with many interesting period properties, some dating from the 16th century. Historically the village retains a close connection with Christchurch College in Oxford who were given land and property by Henry VIII at the time of the Reformation in the Middle Ages and as a result of this the timeless country way of life survives even today. Local amenities include, a C. of E. Primary School, a village hall, shop and recreation ground, and regular bus services to Wallingford and Reading. The bus service also connects with train services to Reading and Paddington. The River Thames is within easy walking distance at each end of the village offering recreational facilities including walks along the Tow Path to Goring and Wallingford.

The historic Ridgeway Path also runs through the village, having crossed the river at Goring on Thames from Streatley, continuing along the riverbank to North Stoke where it leaves the Thames and continues up onto the Chilterns and the Icknield Way.

The nearby village of Goring on Thames offers more comprehensive shopping facilities, a modern health centre, a dentist, library, several "Olde Worlde" Inns, a Boutique Hotel, range of restaurants, a fabulous Riverside Bistro/Café, and a mainline railway station providing fast commuter services to Reading and London (Paddington) in well under an hour. There are excellent road communications with easy access to Henley, Wallingford, Reading and Oxford as well as the M4 and M40 Motorways.



PROPERTY DESCRIPTION

Built in 2007, Deacon Cottage is an individually designed property incorporating attractive fixtures and fittings throughout. With traditional red brick elevations under a pitched clay tiled roof with tiled dormers to the second floor, it sits attractively within its plot. Entrance is into the hall with attractive oak planked flooring running through the ground floor and there is a cloakroom and staircase. A door leads into the kitchen which is fully fitted with window overlooking the front. The room then opens out at the back into the breakfast room with French doors leading onto the terrace. There is a separate sitting room also with French doors and views across the garden, plus a fireplace with gas fire. The dining room is at the front of the property. To the first floor landing is a built in laundry with washing facilities and then main bedroom to the front. The room has wall to wall built in wardrobes and ensuite shower room. There is a second double bedroom and family bathroom to this floor. A staircase then takes you up to the third bedroom with eaves storage all round and Velux windows offering lovely views.

OUTSIDE

The private driveway has coloured pavor bricks and offers parking for 2 cars. There are planted borders to each side. A side gate then leads to the rear garden. There is a terrace across the back of the property which is a lovely area to sit and enjoy the privacy and peace the garden offers. The boundaries are part hedged and fenced, with mature trees at the back. There is an astro lawn in the middle and the garden has 2 sheds.





GENERAL INFORMATION

Services: All mains are connected, central heating and hot water from gas fired boiler. Secondary hot water from immersion.

Council Tax: E

Energy Performance Rating: C / 75

Postcode: RG8 0JS

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in Goring turn right and proceed up to the top of the High Street. At the railway bridge junction bear left onto the Wallingford Road and continue out of the village. On reaching South Stoke in just under 2 miles take the first turning left into the village. Just after the railway bridge, turn right into Deansfield and Deacon Cottage will be found on your left hand side.

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.

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