

The Street, South Stoke, RG8 0JS

Guide Price £725,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









# The Property

A beautifully presented Grade II Listed property dating back to the 16th century, situated in the desirable and picturesque village of South Stoke.

Having been thoughtfully refurbished in recent years the current owners have managed to keep several of the property's original features such as exposed beams, stable doors and an inglenook fireplace to name a few. Upon entering you are greeted with a good size entrance hall with a separate living room and dining room full of character. The kitchen is a more modern extension located at the rear of the house overlooking a large patio and garden, a full modern shower rooms concludes the downstairs accommodation. Upstairs there are three well proportioned bedrooms with built in wardrobes and field views from the main bedroom plus the addition of a cloakroom.

Outside, there is a beautifully landscaped garden measuring just under 1/4 acre which features a generous patio area, ideal for outdoor dining and entertaining, with steps leading down to a well-maintained lawn. The garden is bordered by mature planting beds filled with a variety of established shrubs and seasonal plants, creating colour and interest throughout the year. A selection of mature trees enhances the setting, providing a high degree of privacy.







## Key Features

- Charming 16th Century property
- Closed onward chain
- Detached garage with driveway parking
- Landscaped garden measuring approx 0.25 acre
- Period features throughout
- Desirable village location with community store and public house








## 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. Offcom checker indicates standard and superfast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers with the possible exception of Three network. The property has driveway parking and a garage. In unspoilt Thames Valley Country side designated an “A.O.N.B. 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 1175 sq ft - 109 sq m (Excluding Garage)

Ground Floor Area 692 sq ft – 64 sq m
First Floor Area 483 sq ft – 45 sq m
Garage Area 228 sq ft – 21 sq m




PINKPLAN

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.

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**Wallingford Office**
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk



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