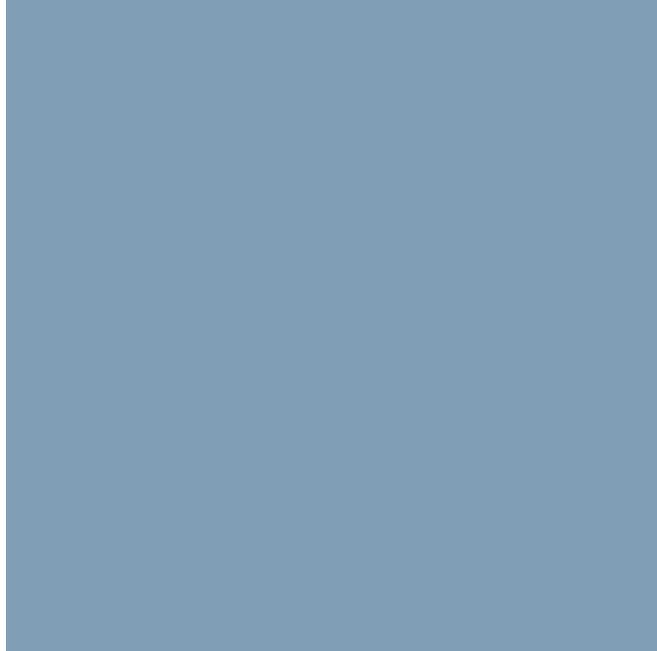






A SETTING SHAPED BY RIVER AND LANDSCAPE

There is a particular quietness to this part of the Thames. The river bends gently through open countryside, fields stretch towards the Wittenham Clumps, and the village of Shillingford sits almost incidentally within it - present, but never intrusive.

Riverside House is positioned within this landscape rather than apart from it. Set behind timber gates and enclosed within its own gardens, the house reveals itself gradually on approach - brick and stone softened by planting, its proportions immediately recognisable as Georgian, but without any sense of formality or display.

What defines the experience here is not arrival in the usual sense, but transition. From the open surroundings of the village and river, into something more contained, more private, and distinctly more personal. It is a house that settles you almost immediately - not through grandeur, but through a sense of permanence and ease.



A HOUSE WITH DEEP ROOTS

Built in the mid-18th century by James Ashby, a local maltster connected to the nearby wharf, Riverside House carries with it a quiet sense of provenance. Its materials and position are rooted in the working life of the river, and that connection still feels tangible today.

Architecturally, the house reflects the clarity and restraint of its period - balanced elevations, sash windows, and well-proportioned rooms - yet what is most notable is how little it has been overinterpreted.

Rather than being reshaped to follow fashion, it has been allowed to evolve gently, retaining both its structure and its character.

Details such as the chinoiserie porch (mentioned by Nikolaus Pevsner in 'Buildings of England'), the original Sun Alliance insurance mark and the presence of inglenook fireplaces speak to layers of history rather than a single moment in time. The result is a house that feels authentic rather than curated - one that has absorbed change without losing its identity.



THE FLOW OF DAILY LIFE

Life within Riverside House unfolds with a natural rhythm. The kitchen, with its hand-built cabinetry and Aga ovens, sits quietly at the centre - a space designed for use, for routine, and for gathering without ceremony. From here, the house moves easily between its more social and more introspective rooms.

The drawing room carries a sense of occasion, anchored by its fireplace and proportions, yet remains comfortable rather than imposing. Elsewhere, the snug offers a different register entirely - smaller in scale, more enclosed, and well suited to the slower pace of evenings, particularly in winter when the fire is lit and the rest of the house recedes.



What becomes apparent over time is that the house does not dictate how it should be lived in. Instead, it provides a framework - one that accommodates both larger gatherings and quieter, everyday moments with equal ease.

Beyond the main house, the outbuilding extends this flexibility further. Currently arranged as garaging, workshop and recreational space, it reflects the way the owners have lived here - restoring cars, hosting informal events, and allowing the building to adapt as needed over time.



ROOMS OF QUIET PERSPECTIVE

Upstairs, the atmosphere shifts almost imperceptibly.
The rooms feel lighter, quieter, and more removed from the activity of the ground floor.



Bedrooms are arranged across two upper levels, each with its own perspective on the surrounding landscape - some looking into the gardens, others extending outwards across fields and water meadows. The uppermost rooms, in particular, carry a sense of retreat, with far-reaching views towards the Wittenham Clumps that change subtly with the light and seasons.



There is nothing overtly designed about these spaces. Instead, they rely on proportion, light, and outlook to create their character. The effect is one of calm continuity - rooms that feel naturally restful without needing to announce themselves as such.

GARDENS IN CONVERSATION WITH THE LANDSCAPE

The gardens are integral to the experience of Riverside House, not as a backdrop but as an extension of the way the house is lived in.

Arranged as a series of connected spaces, they move from more structured areas close to the house into something looser and more open. The walled garden provides enclosure and intimacy, with planting that evolves through the seasons - from the intensity of spring colour to the softer tones of late summer. A central water feature introduces a quiet, continuous sound, shaping the atmosphere as much as the visual composition.

Beyond this, the main lawn offers space and openness, historically even accommodating a tennis court, while the additional garden across the lane introduces a different character again - less contained, with a stream running through and uninterrupted views across the surrounding landscape.

The proximity to the river is central. It is not simply a feature of the setting but part of daily life - a place for walking, for observing the changing seasons, and for maintaining a connection to the wider environment.



LOCATION OVERVIEW

Shillingford is a small and picturesque Thames-side hamlet in South Oxfordshire, positioned between Wallingford and Dorchester-on-Thames, where the river and surrounding landscape define both its character and pace of life. The setting is notably open, with water meadows, riverside paths and far-reaching views towards the Wittenham Clumps, offering a strong sense of connection to the natural environment. Despite its scale, the area feels quietly established, with a long-standing community and a rhythm shaped by the river and countryside.

Everyday amenities are within easy reach. Wallingford provides a well-balanced mix of independent shops, cafés and practical conveniences, while Oxford offers a broader cultural and retail offering. Closer to home, Warborough village supports day-to-day needs with a shop, pub and local clubs, contributing to a sociable but unhurried village atmosphere.

Transport connections are discreetly convenient. The A4074 links directly to Oxford and Reading, while Didcot Parkway, approximately 9 miles away, offers regular mainline services into London Paddington, making the location viable for commuting without compromising its rural setting.

The area is particularly well regarded for schooling. Local state options include Wallingford School, St Birinus School and Didcot Girls' School, all with strong reputations. Independent schools are a significant draw, with Abingdon School, Radley College, The Oratory School and Cranford House within accessible distance, alongside preparatory options such as Moulsoford Prep, The Manor Prep and St Andrew's Prep.



Altogether, Shillingford offers a rare balance - a riverside setting that feels calm and enduring, with the landscape at its forefront, yet with access to schooling, connections and amenities that support modern family life.



A HOME DEFINED BY CONTINUITY

Riverside House is not defined by any single element - not solely its age, its architecture, or its setting - but by the way these aspects come together over time.

It is a house that has been lived in fully, shaped by routine, by family life, and by the landscape that surrounds it. There is a sense of continuity here that is increasingly uncommon - a feeling that the house belongs exactly where it is, and that it has done so for a long time.

For a buyer drawn to that kind of permanence - to a home that offers both history and a way of living that feels grounded - Riverside House presents something quietly compelling.





WHERE TO GO WHEN YOU NEED...

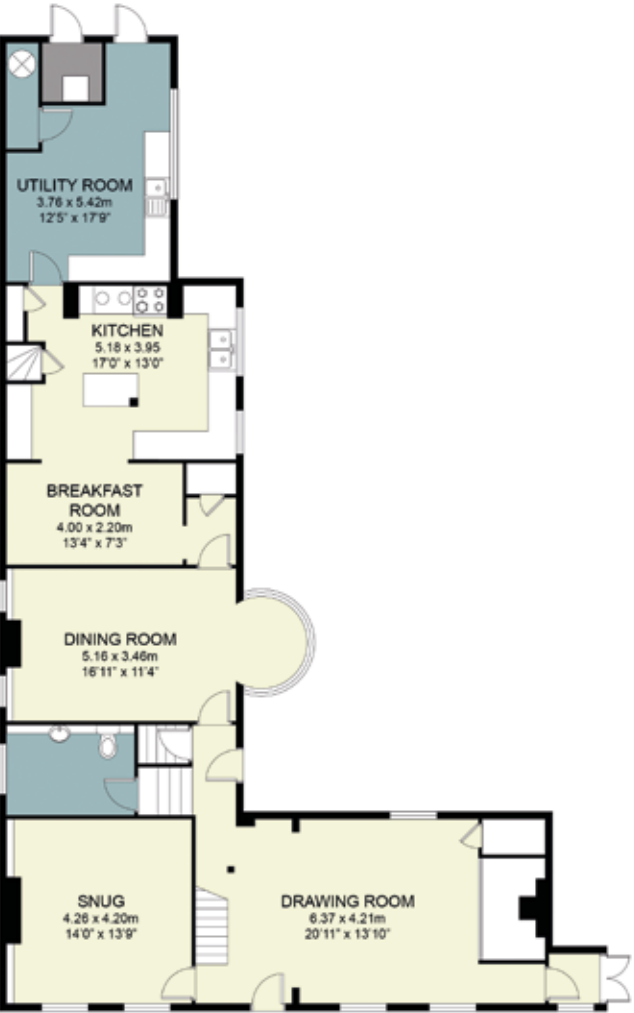
-  **Milk/Newspaper:** The village shop in Warborough is well stocked, and includes paper delivery.
-  **Weekly Shop:** Waitrose, Wallingford. Also Co-op Benson, Lidl in Wallingford, Sainsbury's at Heyford Hill, and in Didcot there is a Tesco and M&S Foodhall.
-  **Favourite Local Restaurants and Pubs:** The Six Bells, Warborough (frequently featured in ITV's Midsomer Murders). The Waterfront café for snacks/light meals on the river. Raymond Blanc's Le Manoir aux Quatres Saisons, Little Milton for a special treat.
-  **Local Village Groups or Clubs:** The local area provides a multitude of options including the Shillingford & Warborough Tennis club; there is also an active cricket club, quiz team and croquet on the green in the summer.
-  **Golf/Gym:** The Springs, Wallingford; Huntercombe and Nettlebed.
-  **Walks/Parks:** Wallingford Castle grounds, the Wittenham Clumps and of course the Thames Path.

THE FINER DETAILS

- Tenure: Freehold
- Heating: Oil
- Approximate Size: 4,049 sq.ft
- Set within approximately 0.5 acres of private grounds
- Private, no-through road location
- Two garages and extensive parking
- New boiler July 2025. 12 year warranty
- EPC Exempt
- Council Tax: G
- Distances: Wallingford – 3 miles
Oxford – approx. 10 miles
London – approx. 50 miles
Excellent rail links via Didcot Parkway – 9 miles



Approx. Total Area:	376 sq.m / 4,049 sq.ft
Ground Floor	139 sq.m / 1,494 sq.ft
First Floor	115 sq.m / 1,242 sq.ft
Second Floor	32 sq.m / 349 sq.ft
Cellar	11 sq.m / 113 sq.ft
Outbuildings	79 sq.m / 851 sq.ft



Ground Floor



First Floor



Outbuildings



Second Floor



Cellar



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