



1 HEWETT WOOD

SOUTH STOKE ♦ OXFORDSHIRE

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Goring on Thames - 2 miles ♦ Wallingford - 4 miles ♦ Reading - 12 miles ♦ Oxford - 16 miles ♦ Henley on Thames - 12 miles ♦ M4 at Theale (J12) -12 miles ♦ M40 at Lewknor (J6) -12 miles ♦ Mainline Station at Goring on Thames - 2.5 miles
(Distances approximate)

An attractive part timber clad semi-detached house situated in a semi-rural location tucked within a small enclave of only five houses on the edge of the pretty village of South Stoke. The property was built only 4 years ago, and finished to a high specification, offering open plan living space as well as three double bedrooms and two bathrooms. The property sits in an idyllic position on the edge of countryside, abutting fields to the side and with an outlook over the rolling landscape opposite, yet is still conveniently located only 2 miles from the village of Goring on Thames, with a mainline train station offering direct access to London Paddington. The rear garden has a pleasant Southerly aspect, and benefits from the recent addition of a fully insulated timber garden studio, perfect for home working.

- ♦ Built Only 4 years Ago
- ♦ High Quality Finish

- ♦ Open Plan Living Space
- ♦ Three Double Bedrooms, Two Bathrooms
- ♦ Underfloor Heating to the Ground Floor

- ♦ Insulated Garden Studio
- ♦ Countryside Views

- ♦ Light Filled Accommodation

- ♦ South Facing Rear Garden

- ♦ Private Enclave of Only Five Properties



SITUATION

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

Largely unspoilt with 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 which was 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 highly regarded traditional Inn “The Perch & Pike”, and a popular Primary School, a village hall with recreation ground, a thriving Community Shop and a regular bus service between Wallingford, Goring-on-Thames, and Reading. The River Thames is within easy walking distance at each end of the village offering boating and recreational facilities including walks along the River Path to Goring and Wallingford.

In addition to having well revered and outstanding local state primary and secondary schooling, the area is also extremely well served by an excellent range of private schooling, of particular note; Cranford House School, The Oratory Preparatory School, Moulsoford Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

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 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 II in 1155, is also close by and has first class shopping facilities including a Waitrose.

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

Crossrail services from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

PROPERTY DESCRIPTION

The front door opens into a generous reception hall, with a WC and utility cupboard with plumbing for a washing machine. A part glazed door from the hall leads to the open plan accommodation. This space is suffused with natural light, afforded by three sets of doors opening onto the gardens, providing a real sense of indoor/outdoor living. The kitchen is fitted with a traditional range of units with quartz worktop and integral appliances including fridge/freezer, microwave, oven, induction hob and dishwasher, with a contrasting central island providing additional storage and a breakfast bar. A door from the kitchen leads to the rear patio, and French doors from the dining space also open to the garden. The sitting area has an in-built entertainment unit with electric flame-effect fire and French doors opening to the side garden. There is underfloor heating throughout the ground floor.

An Oak staircase leads to the first floor landing, with an airing cupboard and high ceilings. The main bedrooms offers built-in wardrobes, and a full height window maximising the South facing orientation with an outlook towards the neighbouring fields. This bedroom also benefits from an en-suite shower room fitted with Porcelanosa sanitary ware and tiling. There are two further bedrooms, both doubles in size and one offering full height built-in wardrobes, both providing attractive outlooks across open countryside. The family bathroom has a large velux window providing natural light and is fitted with a Porcelanosa bath and contemporary tiling.

OUTSIDE

The property is accessed off of a country lane, within a private enclave of just five properties all built within the last 4 years.



The property sits on a corner plot, and has wraparound gardens and an attractive outlook from all rooms across neighbouring fields and distant rolling countryside.

A gravelled lane leads to off street parking for two cars at the front, with an open lawned garden abutted by a small woodland. A timber gate leads to a side garden with a path running along the length of the house to the studio. The timber studio is fully insulated with light, power, electric radiator and WiFi, ideal for home working.

The rear garden has a southerly aspect. A large flagstone patio provides a seating area adjacent opening to a level lawned garden with planted borders. An additional pergola covered seating area sits at the bottom of the garden. The garden is fully enclosed by a mix of timber and post and rail fencing. The property is abutted by a small strip of woodland to the side, with gated access from the garden, and is then open to rolling countryside.

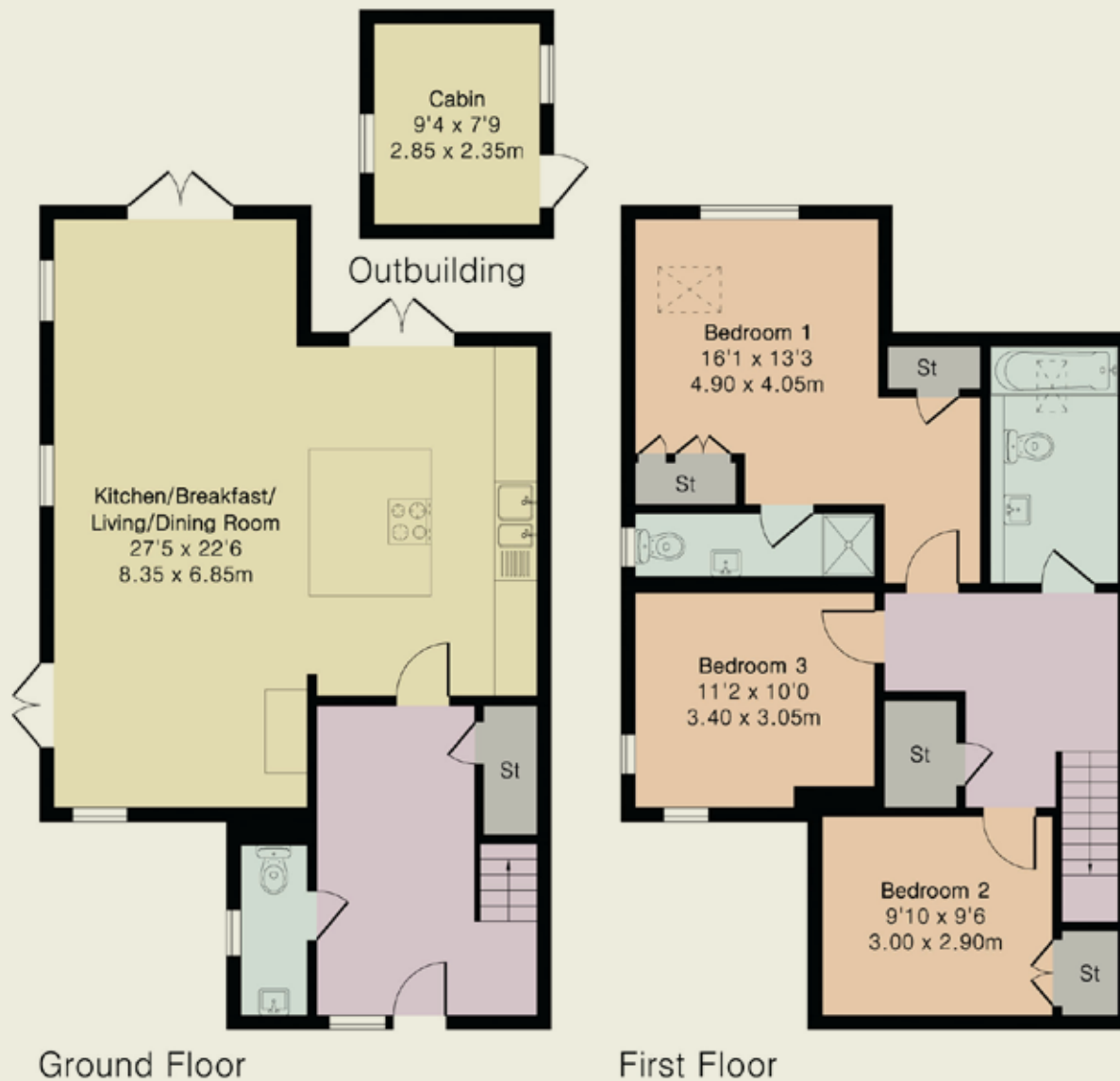


**Approximate Gross Internal Area 1438 sq ft - 133 sq m
(Including Outbuilding)**

Ground Floor Area 683 sq ft – 63 sq m

First Floor Area 683 sq ft – 63 sq m

Outbuilding Area 72 sq ft – 7 sq m





GENERAL INFORMATION

Services: All mains services - gas fired central heating with underfloor heating throughout the ground floor. There are supplementary solar panels installed for electricity. The property still benefits from the remainder of 10 year new home warranty.

Council Tax: F

Energy Performance Rating: B / 86

Postcode: RG8 0BT

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

what3words:

///zealous.unlocking.expansion

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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