



1 WALLINGFORD ROAD

SOUTH STOKE ♦ OXFORDSHIRE

Warmingham
www.warmingham.com

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Goring / Mainline Train Station (London Paddington within the hour)

2 miles ♦ Reading 11 miles (London Paddington 27 minutes) ♦

M4 (Junction 12) 11 miles ♦ Henley on Thames 12 miles

(Distances and times approximate)

Occupying an elevated position within this picturesque Thameside village affording views over the adjacent fields and to the rolling Chilterns beyond within easy reach of schools, shops, mainline railway station providing access to London in under the hour and the River Thames. A character semi-detached cottage of an appealing design and appearance set in spacious gardens and grounds with garage, garden studio and driveway parking, tastefully refurbished throughout.

♦ Delightful Rural Views

♦ Entrance Hall

♦ Sitting Room with open fireplace

♦ Utility Room and Cloakroom

♦ Inner lobby with bar

♦ Kitchen / Diner

♦ Bedroom 3 / Family Room

♦ Landing

♦ 2 Double bedrooms

♦ Bathroom

♦ Garage

♦ Large Gardens

♦ Garden Studio / Home Office

♦ Shed



SITUATION

The Thameside village of South Stoke is situated between Reading and Oxford on the east bank of the river, set between the Berkshire Downlands and Chilterns in the wide valley lying opposite the village of Moulsoford, in a rural area designated as of 'Outstanding Natural Beauty'.

Largely unspoilt with a large part in a "conservation area" and 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. The village retains a close connection with Christchurch College in Oxford who have owned land and property in the area since the Middle Ages and as a result of this the timeless country way of life survives even today.

Local amenities include a traditional Inn which has recently been refurbished to a beautiful standard, a village shop, a highly regarded primary school, a village hall and recreation ground and bus services to Wallingford and Reading. The River Thames is within easy walking distance at each end of the village and offers recreational facilities.

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

The nearby village of Goring on Thames offers more comprehensive shopping facilities, a modern health centre, a dentist, library, several "Olde Worlde" Inns and hotel, range of restaurants 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

1 Wallingford Road occupies an elevated position within the picturesque Thameside village of South Stoke, offering views over the adjacent fields and to the rolling Chilterns beyond.

This delightful semi-detached cottage has been in more recent years carefully refurbished and modernised to afford 2/3 bedroom accommodation. The entrance hall gives access to the staircase, sitting room and bedroom 3/family room. The family room has a lovely front aspect. The sitting room has an open fireplace and enjoys a dual aspect with French doors to the stunning rear garden.

An inner lobby area has a bar for entertaining and access to a utility room and cloakroom as well as an understairs cupboard. The kitchen/dining room is spacious with wonderful garden views and has a stable door into the garden.

Upstairs there are two double bedrooms, the first with a lovely feature fireplace and a fitted wardrobe with views over the front of the property. The bathroom is a good size with a shower over the bath and airing cupboard housing a hot water tank. The main bedroom is dual aspect and well-designed fitted wardrobes.

OUTSIDE

There is a large garage with a loft area, electric door and rear access door and window. Driveway parking at the front for up to 3 cars.

The gardens at the rear offer stunning views and are a wonderful large space, incorporating a patio area, decking area suitable for seating and al fresco dining, a storage shed and a fantastic home office with dual aspect giving ample space for working whilst enjoying far reaching views.



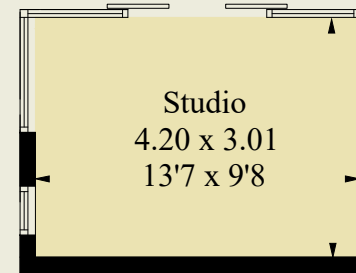
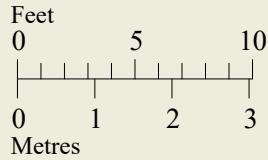
1 Wallingford Road, South Stoke, RG8 0JD

Approximate Gross Internal Area = 122 sq m / 1313 sq ft (including Garage)

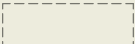
Limited Use Area = 1 sq m / 10 sq ft

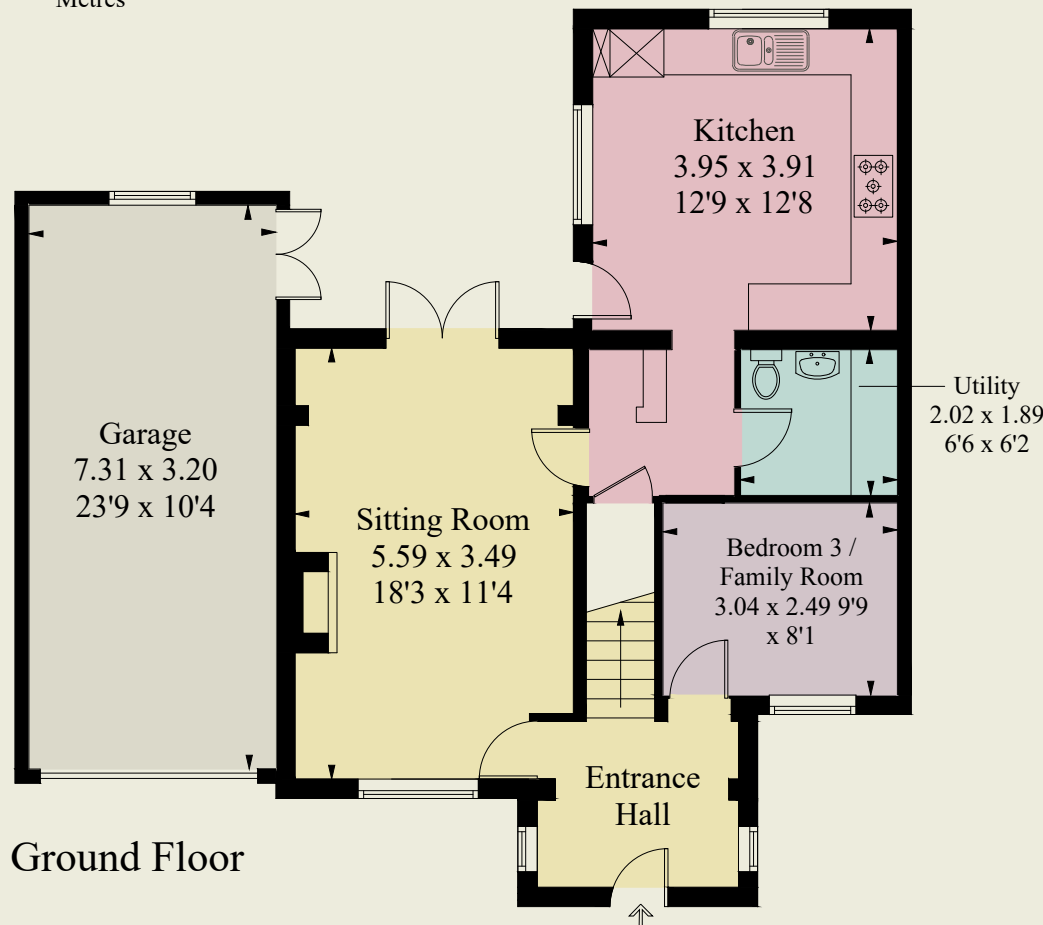
Studio = 13 sq m / 139 sq ft

Total = 136 sq m / 1463 sq ft

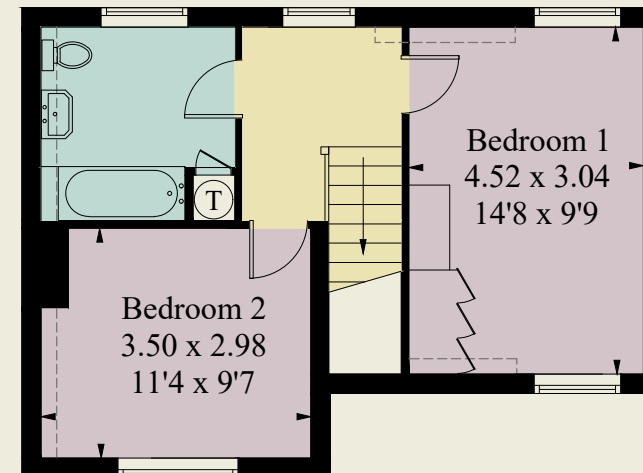


(Not Shown In Actual Location / Orientation)

 = Reduced head height below 1.5 m



Ground Floor



First Floor



GENERAL INFORMATION

Services: Gas central heating, mains water and electricity are connected to the property.

Council Tax: D

Energy Performance Rating: E

Postcode: RG8 0JD

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. Turn left and continue on this road out of Goring village and through the fields to South Stoke. 1 Wallingford Road is the last house on the right as you leave South Stoke.



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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