



1 Cherry Tree Close, Stoke Row, Henley-On-Thames, RG9 5RD

£975,000

- Beautifully presented 4-bedroom family home
- Extensively improved over the last five years
- Large conservatory opening onto the garden
- Driveway providing off-road parking
- Approximately 1,798 sq ft of accommodation
- New kitchen with Neff integrated appliances
- Former garage converted to a home office
- Sought-after Stoke Row village location
- Generous sitting room with working fireplace
- Generous private rear garden

1 Cherry Tree Close, Henley-On-Thames RG9 5RD

A striking double-fronted, 4-bedroom detached family home offering nearly 1,800 sq. ft. of bright, versatile living space. Extensively improved over the last five years, this fabulous property perfectly balances modern comfort with premium village living. The layout boasts exceptional reception areas, a dedicated home office, and a generous rear garden. Situated in the heart of a vibrant village community, the home is just moments from a highly regarded gastro-pub, a local shop, and the primary school.



Council Tax Band: F



ACCOMMODATION

A beautifully presented and much-improved four-bedroom family home, offering approximately 1,798 sq ft of well-proportioned and versatile accommodation, set within the highly regarded Chilterns village of Stoke Row.

The current owner has undertaken a significant programme of improvements during the past five years, creating a stylish and comfortable home whilst also addressing many of the important practical elements. Works include replacement windows, a new kitchen, conversion of the former garage, installation of a pressurised water system, two new bathrooms, a new front door and a new external oil-fired boiler.

The house is approached through a smart part-glazed front door into a welcoming entrance hall, where the original wood-block flooring provides an attractive reminder of the property's heritage. Stairs lead to the first floor with useful storage under. The cloakroom has a modern white suite comprising a w.c. with concealed cistern and a wash-hand basin with a cupboard under.

The sitting room is light and spacious, extending to over 20 ft in length. The working fire provides an attractive focal point with a painted 'Adam' Style surround and marble slips and hearth, complemented by a traditional dado rail and exposed wood-block flooring.

The kitchen has been comprehensively refitted and is undoubtedly one of the highlights of the house. A good range of Shaker-style wall and base have extensive work surfaces over and a substantial central island unit providing storage and breakfast-bar seating, creating a wonderfully sociable space. Appliances include an integrated twin Neff electric ovens and a Neff dishwasher, while there is space for a large American-style fridge/freezer with plumbing for a water dispenser. Glazed patio doors provide a lovely outlook across the garden and provide direct access to outside.

Adjoining the kitchen is a particularly useful utility room, providing plenty of additional cupboard space together with a worktop and stainless-steel sink with mixer tap and a water softener under. There is also dedicated space for both a washing machine and tumble dryer, keeping the practical elements of everyday family life neatly away from the main kitchen.

Beyond the kitchen is a substantial conservatory, measuring approximately 16'10" x 14'9" and benefits from under-floor heating. Filled with natural light, doors open directly onto the patio terrace and garden, this provides an excellent additional reception room with ample space for both sitting and dining areas.

The former garage has been thoughtfully converted and is now arranged as a home office, providing an excellent dedicated workspace away from the principal living accommodation.

To the first floor are four bedrooms and two bathrooms.

The principal bedroom is particularly generous with a rear aspect and benefitting from a bank of fitted wardrobes, drawers and a television recess. The fully tiled en-suite shower room has a modern white suite comprising a shower cubicle, low level w.c. and a wash-hand basin.

There are three further bedrooms, two of which also feature built-in storage.

The well-appointed family bathroom has a modern white suite comprising a tiled panel bath, a separate shower cubicle, a w.c., a wash-hand basin, and a wall mounted towel rail.

OUTSIDE

The house sits comfortably within its plot. To the front is a lawned garden with driveway parking, while the generous rear garden is principally laid to lawn and bordered by an attractive variety of mature trees, shrubs and established planting, creating a good degree of privacy. A broad paved terrace adjoining the house and conservatory provides an excellent setting for outside dining and entertaining.

LOCATION

Living in Stoke Row

Stoke Row village is 6.4 miles from Henley-on-Thames, 6.7 miles from Wallingford, 3.5 miles from Sonning Common and 8 miles from Reading Mainline train station. Reading station provides frequent fast and stopping services to London Paddington - via both mainline services and the Elizabeth Line which continues through to Canary Wharf; and to London Waterloo, the Midlands, the North and the West Country.

M4 jct 8/9 16.5 miles
M40 jct 4 18 miles
M25 jct 15 27.2 miles
London Heathrow airport 30.2 miles

Stoke Row is surrounded by beautiful beech woodland and has plenty of public foot and bridle paths providing excellent walks and horse riding. There are a number of welcoming clubs nearby, including tennis, cycling and gardening. Water pursuits are available in nearby Henley-on-Thames, and Wallingford. Local golf clubs include The Springs in North Stoke and Huntercombe Golf Club at Nuffield.

There are a number of good pubs in the area, The Cherry Tree in the centre of the village and Crooked Billet for fine dining in Stoke Row. The Rising Sun at Witheridge Hill is a popular country pub with nearby dog walks. Stoke Row also features a highly-regarded village convenience store / deli. Nearby Nettlebed has The White Hart pub, and McQueen's local deli, the renowned Nettlebed Creamery with 'Cheese Shed' and a popular village social club.

Shopping is available in Henley Town centre, Wallingford and Reading. Local Farm Shops include The Nettlebed Creamery and Blue Tin Produce.

Schools

There is a Stoke Row Primary School (OFSTED Good) a few 100m up School Lane, Peppard Primary School (OFSTED Good), and Nettlebed Primary School. Gillotts School and Maiden Erlegh Chiltern Edge School for secondary.

Prep schools include St Mary's School Henley and Rupert House School, and The Oratory Prep School. Private secondary schools include The Oratory, Queen Anne's School Caversham, Shiplake, Reading Bluecoat, Leighton Park School.

Services

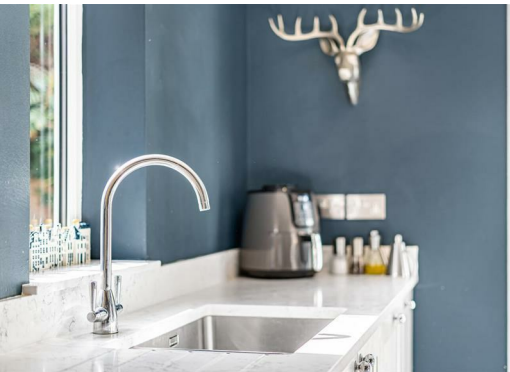
Mains drainage, electricity and water. Oil-fired central heating and hot water.

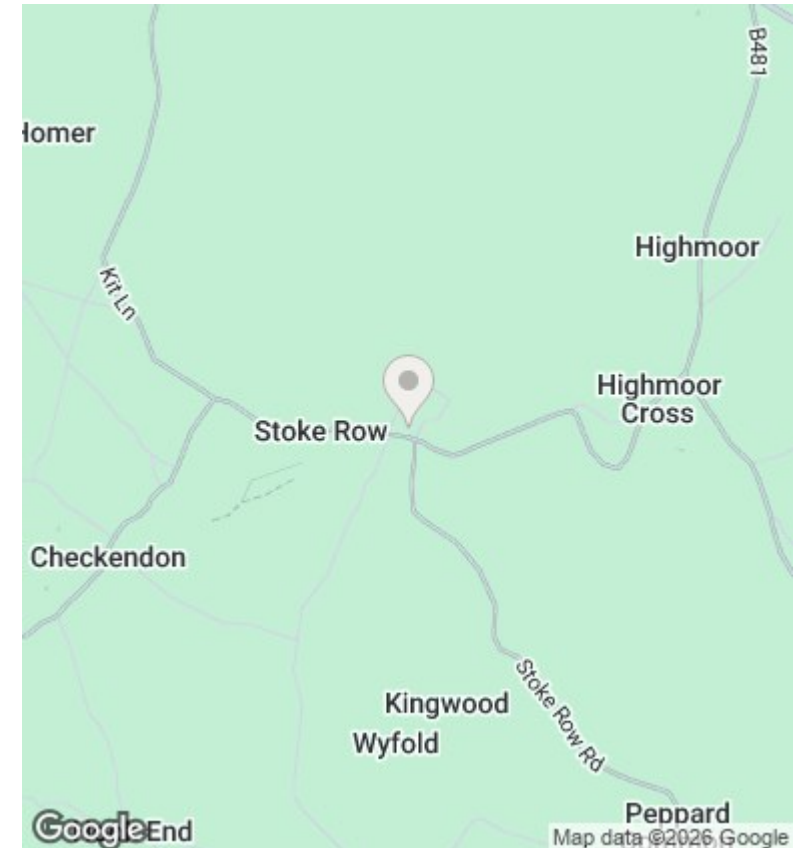
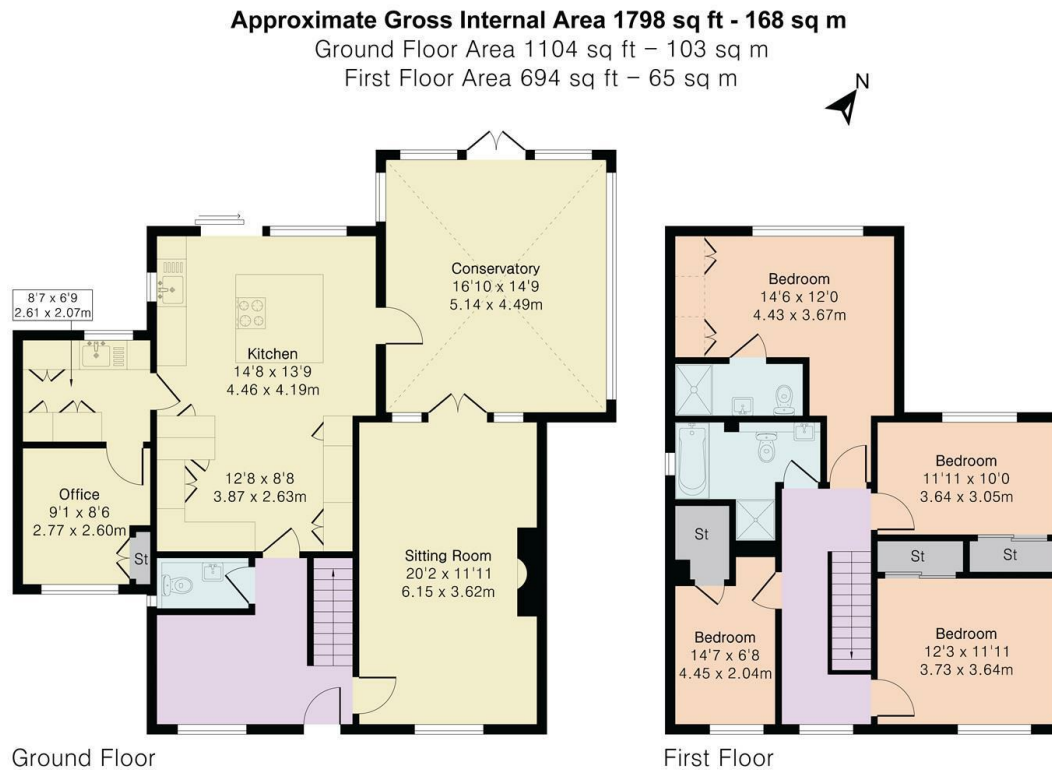
Broadband - currently superfast broadband available up to 30mb download.

Local Authority: South Oxfordshire District Council

Council Tax Band: F







Directions

Leave Henley on the A4130 along the Fairmile. Continue for approx 4 miles, passing through Bix and the woods to Nettlebed. Before you reach Nettlebed, turn left at the mini roundabout towards Peppard and continue for approx 1.5 miles to Highmoor Cross. Bear right at the signpost for Witheridge Hill, Stoke Row & Checkendon. Continue into the village of Stoke Row and turn right before the Cherry Tree Pub and the house will be the first house on your left.

Viewings

Viewings strictly by appointment only via Philip Booth Esq Estate Agents. Call 01491 876544 to make a booking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		