



RED KITE HOUSE

FERRY ROAD ♦ 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)

Idyllically situated in this quintessential English riverside village, just a few minutes' walk to the river Thames, village stores, pub, and primary school, yet just a short drive to the mainline railway station in Goring-on-Thames providing access to London in under the hour.

A beautifully presented and spacious 5 bedroom detached house, with 3 bathrooms and 4 reception rooms of approximately 3,272 sq ft including double integral garage, set within a private road and enjoying a south facing garden aspect.

♦ A Modern 5 Bedroom Detached House Extending To Approximately 3,272 sq ft, Inclusive Of Integral Double Garage and with South Facing Garden

♦ Quintessential English Riverside Village Within Close Walking Distance Of The River Thames, Village Stores, Pub, Primary School, and A Short Drive To A Mainline Railway Station To London In Well Under The Hour

- ♦ Spacious Driveway
- ♦ Open Porch
- ♦ Hallway
- ♦ Sitting Room with Woodburner
- ♦ Study
- ♦ Play Room
- ♦ Kitchen/Dining Room
- ♦ Orangerie
- ♦ Cloakroom
- ♦ Utility Room with Integral

Door To Garage and Loft Storage Above

- ♦ Galleried Landing To First Floor
- ♦ Main Bedroom with Walk Through Dressing Room and Luxury Ensuite with Bath and Separate Shower Room
- ♦ 2 Further Double Bedrooms
- ♦ Family Bathroom With Bath and Separate Shower

- ♦ Second Floor
- ♦ Landing with Loft Access
- ♦ 2 Double Bedrooms
- ♦ Shower Room

♦ Integral Double Garage with Fully Boarded Loft Storage

♦ In All Extending To Approximately 3,272 sq ft

- ♦ South Facing Garden



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

Built in early 2000's, Red Kite House is one of just 3 detached properties within a private road. Entrance is under an open porch into a generous hallway which extends through the house. All reception rooms overlook the garden, which provide a wonderful backdrop. Both the sitting room and study have French doors allowing for direct garden access and the sitting room also features a wood burner. There is a playroom and further into the hallway is the cloakroom. The kitchen has been recently refurbished and has dark blue units with Quartz worktops and a large Island providing plenty of seating and workspace. The room then opens out into a dining area and then into a wonderful vaulted Orangerie with panoramic garden views. French doors lead onto the terrace for an "al fresco" dining and entertaining opportunity. There is a utility room with integral door into the double garage.

Upstairs, the main bedroom is to the first floor and has dual aspect. The room leads through to a dressing area then into the luxurious ensuite, featuring a stand alone bath and separate shower. There are 2 further double bedrooms and family bathroom to the first floor and an airing cupboard with boiler. A second staircase leads up to the second floor with 2 more double bedrooms and shower room. There are 3 loft accesses, providing ample storage.

The property is absolutely beautiful, offering modern living all extending to approximately 3,272 sq ft.

OUTSIDE

The property is found to the right corner of this small private road. There is a generous frontage with parking for several cars, plus the attached double garage for further parking. A gate to the right takes you round to the garden at the rear. Enjoying a south aspect, the garden has a terrace across the back, opening wide to the further end providing a generous seating area. Railway sleeper filled borders with shrubs, plants and a copse of silver birch trees amongst a mainly lawned garden is a pretty private place and the garden compliments this family home.



Red Kite House, Ferry Road, South Stoke, Oxfordshire, RG8 0JL

Approximate Gross Internal Area (including Garage) = 291 sq m / 3132 sq ft

Limited Use Area = 13 sq m / 139 sq ft

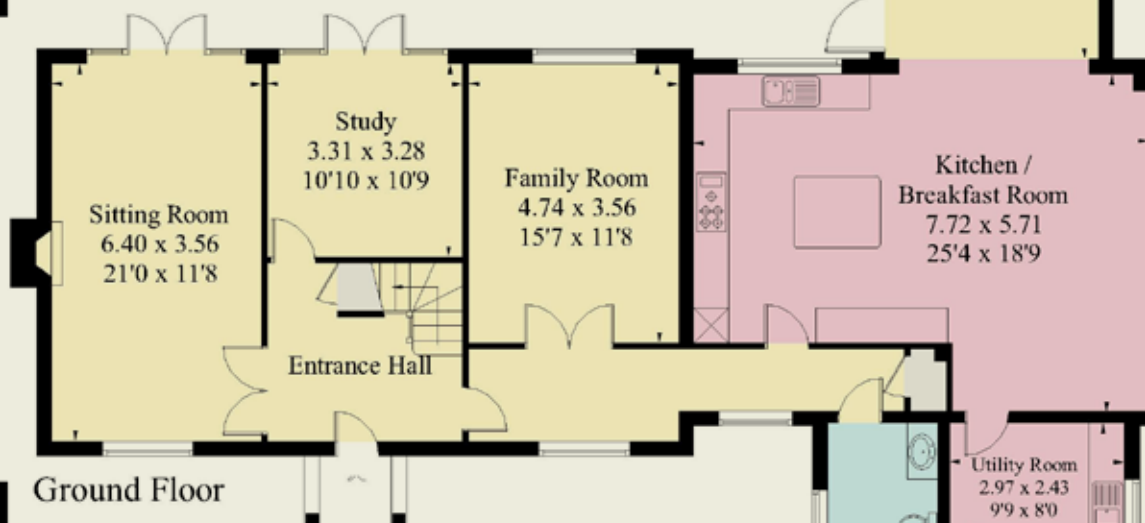
Total = 304 sq m / 3272 sq ft



Second Floor

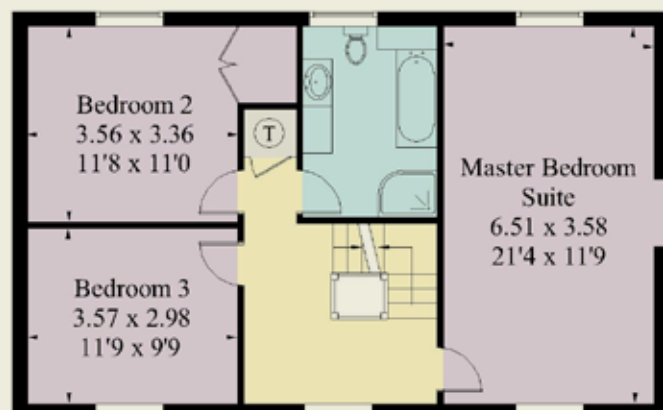


= Limited Use Area



Ground Floor

First Floor



CREATESPACE DESIGN ref 664

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Services: All main services are connected. Central heating and hot water from recently fitted gas fired boiler located in the utility room. The heating is underfloor to the tiled areas of the ground level and main bedroom ensuite. Fibre broadband connected.

Council Tax: G

Energy Performance Rating: B / 88

Postcode: RG8 0JL

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.



DIRECTIONS

From our offices in the centre of Goring on Thames turn right and proceed up to the top of the High Street. At the Railway Bridge Junction bear left onto the Wallingford Road and leave the village. On reaching South Stoke itself, proceed through the village and take the last turning on the left onto Ferry Road. Go under the railway bridge, then first turning left into a small cul de sac and Red Kite House will be found in the right corner.

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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