



TINKERS DELL

NORTH STOKE ♦ OXFORDSHIRE





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Wallingford - 2.5 miles ♦ Goring on Thames - 4 miles ♦ Reading - 14 miles
♦ Oxford - 14 miles ♦ M4 at Theale (J.12) - 12 miles ♦ Henley on Thames - 12 miles ♦
M40 at Lewknor - 12 miles (Distances approximate)

Situated within this favoured village near the River Thames, offering excellent road and rail links for Oxford, Reading and London Paddington at Goring Station only 4 miles away.

A stunning renovated property with high specifications offering light and spacious accommodation of approximately 4639 sq ft. The property has 4 reception rooms, 4 bedrooms and 3 bathrooms in the main house and a separate annexe with living room, kitchen, bedroom with ensuite. With generous gated driveway, double garage and large garden adjoining fields, an early viewing of this spectacular property is advised.

- ♦ Wide Loggia Porch
- ♦ Main Staircase
- ♦ Grand Galleried Reception Hall
- ♦ Cloakroom
- ♦ Kitchen/Dining Room with Part Vaulted Ceiling and Sitting Area
- ♦ Family Room
- ♦ Sitting Room
- ♦ Utility Room
- ♦ Study
- ♦ Rear Hallway with Integral Garage Door
- ♦ Second Staircase to Annexe
- ♦ Annexe Includes Vaulted Kitchen/Dining/Living Room
- ♦ Landing
- ♦ Bedroom with Ensuite Shower Room
- ♦ Galleried Landing
- ♦ Main Bedroom with Full Length French Doors Overlooking the Garden and Beyond, Plus Ensuite and Dressing Room
- ♦ Second Bedroom Suite with Ensuite Shower Room
- ♦ 2 Further Bedrooms
- ♦ Family Bathroom
- ♦ Integral Double Garage with Electric Door
- ♦ Gated Driveway for Several Vehicles
- ♦ Terrace and Large Private Garden with Shed
- ♦ In All Approximately 5360 sq ft



SITUATION

North Stoke is a peaceful village with many interesting period properties lying just off the B4009 road from Goring on Thames to Wallingford and uniquely The Main Street is a no through road.

There is an historic church dating from the 13th century which boasts 14th century wall paintings and a Jacobean pulpit. Many of the properties in The Street have 16th or 17th century origins which contribute to the village's heritage and unchanging character all adding to its appeal.

The ancient Ridgeway Path runs through the centre of the village having followed a route along the banks of the Thames from Goring and continues up onto the Chilterns.

The historic town of Wallingford is close by offering excellent shopping and amenities including a Waitrose, and Goring on Thames to the south is only a short drive.

Road and rail communication are excellent with nearby Cholsey and Goring both having mainline stations for services up to London (Paddington) and now connects with the Elizabeth line at Reading.

On the Northern end of the village is a golf course bordering the river and is part of The Springs Golf Resort which has a Restaurant open to the public as well as Golfers.







PROPERTY DESCRIPTION

Tinkers Dell is a totally renovated detached house, originally an architect built bungalow and now transformed into a stunning property of generous proportions. Entrance is under a wide loggia porch and into the grand galleried reception hall with vaulted ceiling offering masses of light, which is theme throughout. The kitchen/dining room incorporates a sitting area and extends the width of the house. With part vaulted ceiling the room is dual aspect and has french doors plus back door for terrace access. The kitchen is a bespoke design from Kitchen Solutions of Caversham and features a Quooker tap with instant hot and sparkling water, 3 ovens and a coffee machine. There is a large island and worktops made of quartz. Other features include underfloor heating, electric velux windows and solar shutters. There are 3

further reception rooms, all overlooking the garden. The utility room leads to the rear hallway which has a door to the integral double garage and separate back door which opens up to the second staircase providing direct access to the annexe from its own entrance. The annexe has a large vaulted sitting/kitchen/dining room and bedroom with ensuite shower room.

In the main house, from the grand reception room an oak and glass staircase takes you up to the spacious galleried landing with views across the back. The main bedroom has many wonderful features, including french doors overlooking the garden and fields beyond, vaulted ceiling, large ensuite bathroom with bath and separate shower and dressing room. There are 3 further bedrooms, one with ensuite shower plus a family bathroom.





OUTSIDE

Sitting behind electric gates and with generous gravel driveway to the front, the property sits well back from the road. There is a side gate on the left hand side taking you to the rear west facing garden. The terrace is wide coming off the kitchen, offering a perfect opportunity for al fresco dining. It then extends

round and takes you to an outdoor hot tub. The garden is mainly laid to lawn with shrubs and trees throughout, plus large shed. The boundary at the bottom is shared with open paddock fields and there is a gate from the garden taking you onto the footpath leading to The Ridgeway. A wonderful private garden with views to behold.





Tinkers Dell, 9 Wallingford Road, North Stoke, Oxfordshire, OX10 6BD

Approximate Gross Internal Area (including Garage) = 431 sq m / 4639 sq ft
 Limited Use Area = 43 sq m / 462 sq ft Outbuilding = 24 sq m / 258 sq ft
 Total = 498 sq m / 5360 sq ft



GENERAL INFORMATION

Services: Mains water and electricity are connected to the property. There is private septic tank drainage, and an oil fired boiler provides central heating and hot water.

Council Tax: G

Energy Performance Rating: 69 C

Postcode: OX10 6BD

Local Authority: South Oxfordshire District Council
 Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co or Savills.

DIRECTIONS

From our offices in the centre of Goring on Thames proceed up to the top of the high Street. At the railway bridge junction bear left onto the B4009. On reaching North Stoke in approximately 4 miles, the property will be found on the left hand side, second house after the bus shelter.

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 or Savills. 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.

CREATESPACE DESIGN ref 434

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



01491 843001

Savills Henley, 58-60 Bell Street
 Henley-on-Thames RG9 2BN
 E: henley@savills.com
 www.savills.co.uk



01491 874144

4/5 High Street, Goring-on-Thames
 Nr Reading RG8 9AT
 E: sales@warmingham.com
 www.warmingham.com

