



PROSPECT HOUSE

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)

In a favourable central location in this unspoilt village near the River Thames. An important period property of appealing Georgian appearance with delightful 4/5 bedroom accommodation together with useful outside Studio/Office and further Store building, all set in private gardens of approaching quarter of an acre.

♦ A village house of significant historical interest in a truly advantageous position

- ♦ Reception Hall
- ♦ Drawing Room
- ♦ Dining Room
- ♦ Snug

- ♦ Kitchen/Breakfast Room with Aga
- ♦ Utility Room with a Cloakroom off

♦ Split level Landing

♦ Dressing Room/Bedroom connecting to a large Bedroom / Studio Room

♦ Steps up to further Landing

♦ Master Bedroom with En Suite Bathroom and Shower

♦ Family Bathroom

♦ Bedroom

♦ Second Floor

♦ Bedroom

♦ Separate Toilet

♦ Railed frontage with side gate

♦ Integral double Garage with twin doors

♦ Studio/Home Office with integral Wine Store and having first floor Loft/Store Room above

♦ Further separate outbuilding comprising Tool Shed / Storeroom with Storage above

♦ The gardens lie mainly to the rear and are traditionally laid out with a central lawn and an interesting array of shrubs and trees providing a most attractive and private backcloth to the house



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

Prospect House has a very characterful presence with a strong Georgian influence having whitened rendered elevations under a pitched and gabled slate tile roof.

It's origins are believed to be much earlier and over the centuries the property has evolved with additions being added to now form a superb family home of immense warmth and charm with many interior architectural features adding to its ambience.

OUTSIDE

To the rear is a most private and attractive mainly lawned garden with planted beds and borders and a variety of interesting trees including a mature Mulberry.

Across the rear of the house is a terrace ideal for alfresco dining and on the South side are two separate period style buildings one being a Studio/Home Office with integral Wine Store and a useful Loft/Store Room over, and the other a garden store again with separate storage above.

At the front of the house are twin doors into the integral double garage with an internal door to the house.



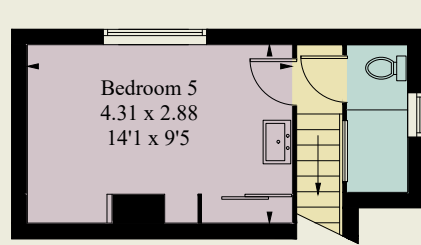


Prospect House, The Street, North Stoke, Oxfordshire, OX10 6BL

Approximate Gross Internal Area = 256 sq m / 2755 sq ft

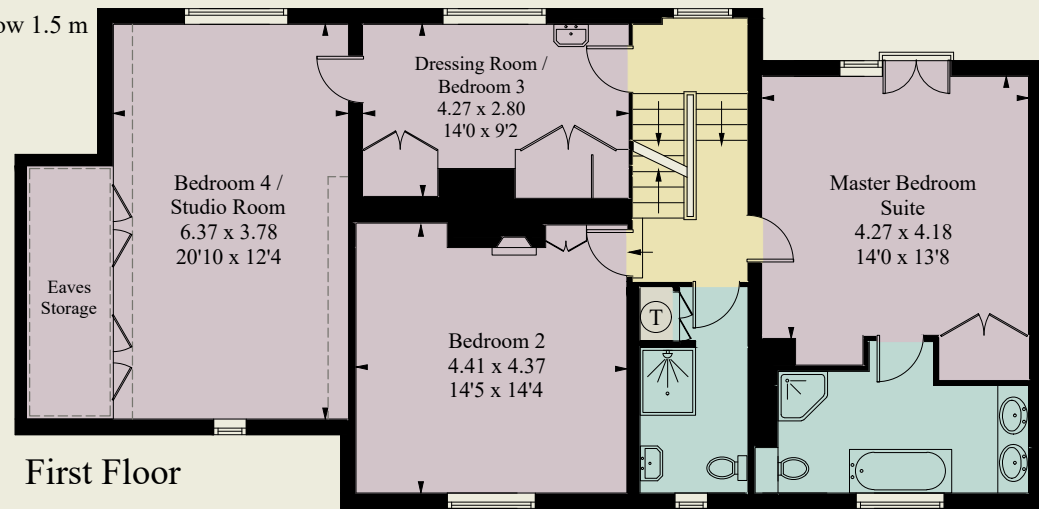
Limited Use Area = 9 sq m / 96 sq ft Outbuildings = 24 sq m / 258 sq ft

Total = 289 sq m / 3110 sq ft

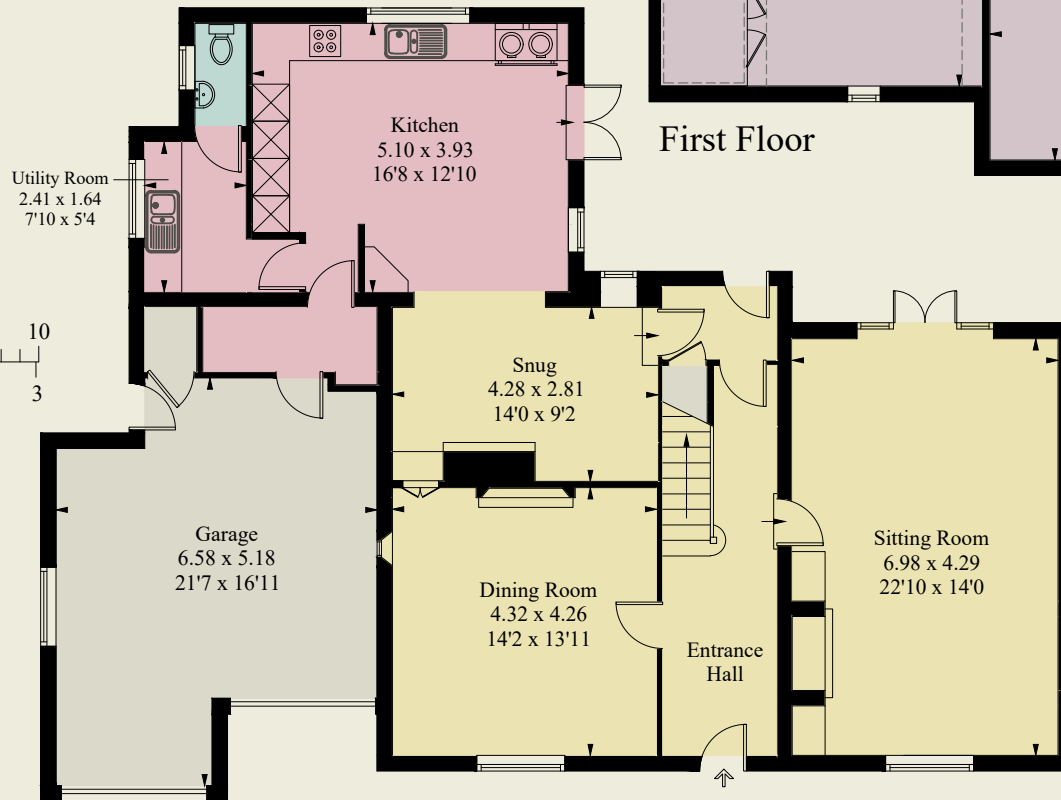


Second Floor

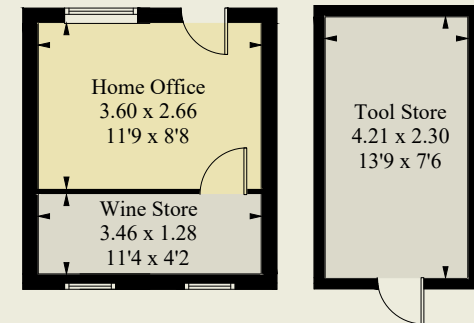
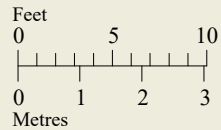
- = Reduced head height below 1.5 m
- = Limited Use Area



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



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: Band G (£3,475.30 2022/23)

Energy Performance Rating: 40 | E

Postcode: OX10 6BL

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 approximate the 4 miles turn left into Cook Lane and at the end bear right into The Street. Prospect House will be found on the right-hand side in approximately 250 yards.

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.



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