



OLIVE TREE COTTAGE

STOKE ROW ♦ OXFORDSHIRE

Warmingham

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Goring Railway station (London Paddington within the hour)
15 mins by car ♦ Reading (London, Paddington 27 minutes) -
10 Miles ♦ M4 (J12) - 11 Miles ♦ M40 (J6) - 14 Miles ♦ Henley
on Thames - 12 Miles ♦ Oxford - 20 Miles ♦ Wallingford - 5 Miles
(Distances and times approximate)

Situated on the fringe of this desirable village within close walking distance of village amenities and eateries, and a delightful primary school, and but a short drive to Henley-on-Thames. One of just two stunning brand new individually designed modern & contemporary homes, attractively designed and, being traditionally built to a high specification with striking brick and knapped stone flint front elevations and stylish fixtures and fittings throughout. With a well-proportioned and spacious open plan yet traditional layout extending to approximately 2,024 sq ft. Set in private landscaped gardens and grounds of approximately 0.13 of an acre, providing for most delightful and stylish home.

A wonderful opportunity afforded, in a stunning setting, early viewing and interest is advised.

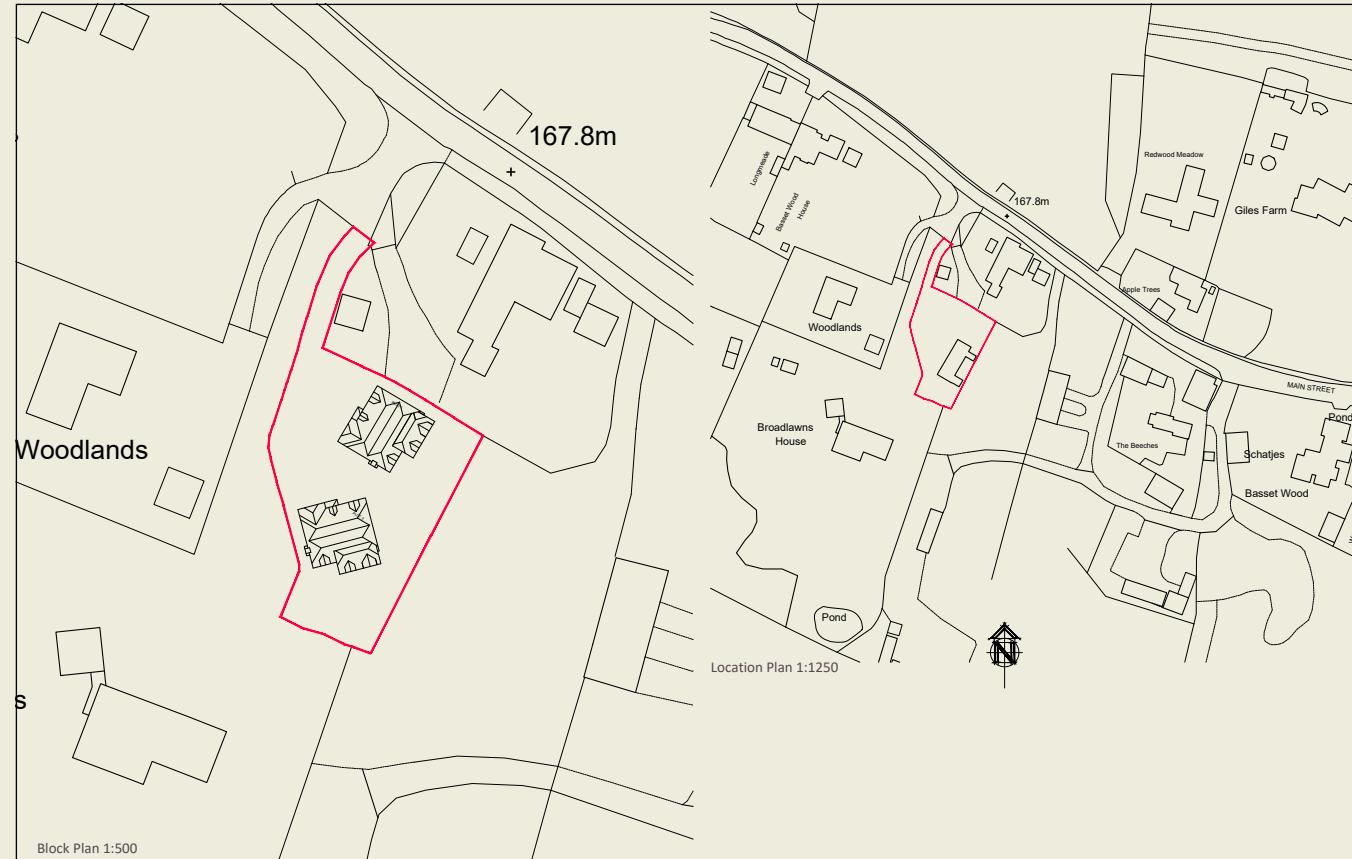
♦ A Brand New Energy Efficient Contemporary Yet Traditional Country Home Of Impressive Architectural Design Extending To Approximately 2,024 sq ft

♦ Professionally Landscaped Gardens & Grounds Of Approximately 0.13 Of An Acre

♦ 10 Year New Home Warranty

♦ Delightful Edge Of Village Setting Within Close Walking / Driving Distance Of Village Primary School, Shops, Amenities and Mainline Railway Station to London Paddington

♦ Anticipated Completion Spring 2023



SITUATION

Stoke Row is a delightful rural village lying on high ground to the north of Reading, surrounded by beautiful beech woodlands and countryside typical of the Chilterns area of 'outstanding natural beauty'. The village takes its name from the Saxon word 'stoches' meaning a place and 'ruh' meaning a wooded upland. Until 1848 Stoke Row was part of the parish of Ipsden but in this year the church of St John the Evangelist was built and it became its own ecclesiastical parish.

The presence of clay locally gave rise to brick making and pottery industries that started way back in Saxon times and thrived strongly up to the end of the 19th century. In the late Victorian era and up to the end of the Second World War, chair leg turning and tent peg making flourished and these occupations, together with the local saw mill, were the principal sources of employment. Today Stoke Row still provides employment on a small industrial estate on the edge of the village concealed in woodland.

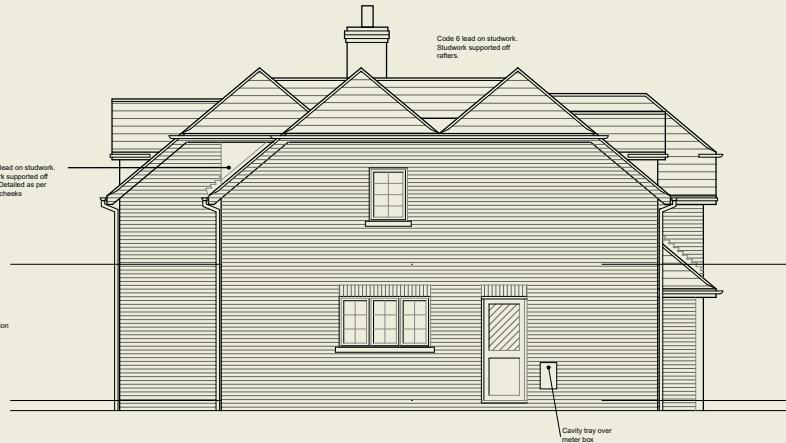
In 1863 Stoke Row, which had no natural source of water, was presented with a Well by the Maharajah of Benares as a gift to a locally born Colonial administrator, Mr E A Reade, who had carried out an accessible water scheme in the Maharaja's own area. The well was sited next door to an established cherry orchard which was subsequently bought by the Parish to be kept as a conservation area for the village.

Currently the village has a population of approximately 650 and is conveniently placed for ease of access to Henley on Thames, Reading, Wallingford and both the M40 and M4 motorways. For rail commuters there are stations at both Henley and Reading Central providing services up to London (Paddington). Local village facilities include a Post Office/general stores, repair garage with petrol and 2 highly regarded village inns both with restaurants. There is also a highly regarded Primary School and the village has an attractive central area with 2 open greens.

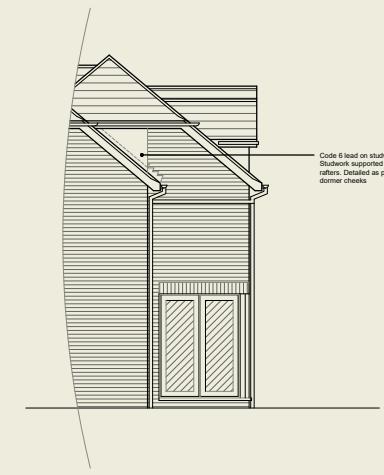
The larger nearby village of Sonning Common provides excellent everyday shopping facilities with banks, small supermarket and primary and secondary schools.



PLOT 1
PROPOSED FRONT ELEVATION 1:50



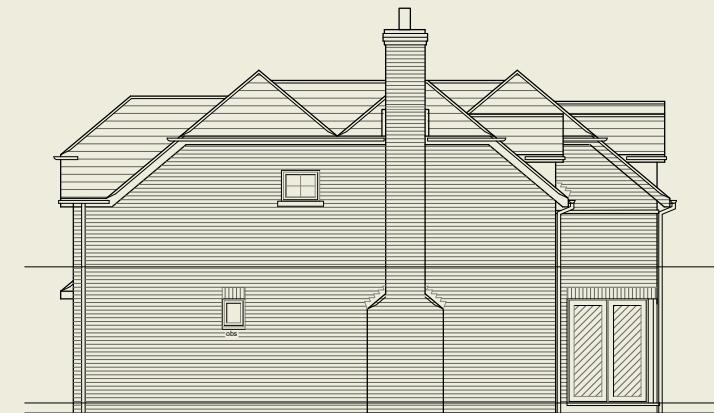
PROPOSED SIDE ELEVATION



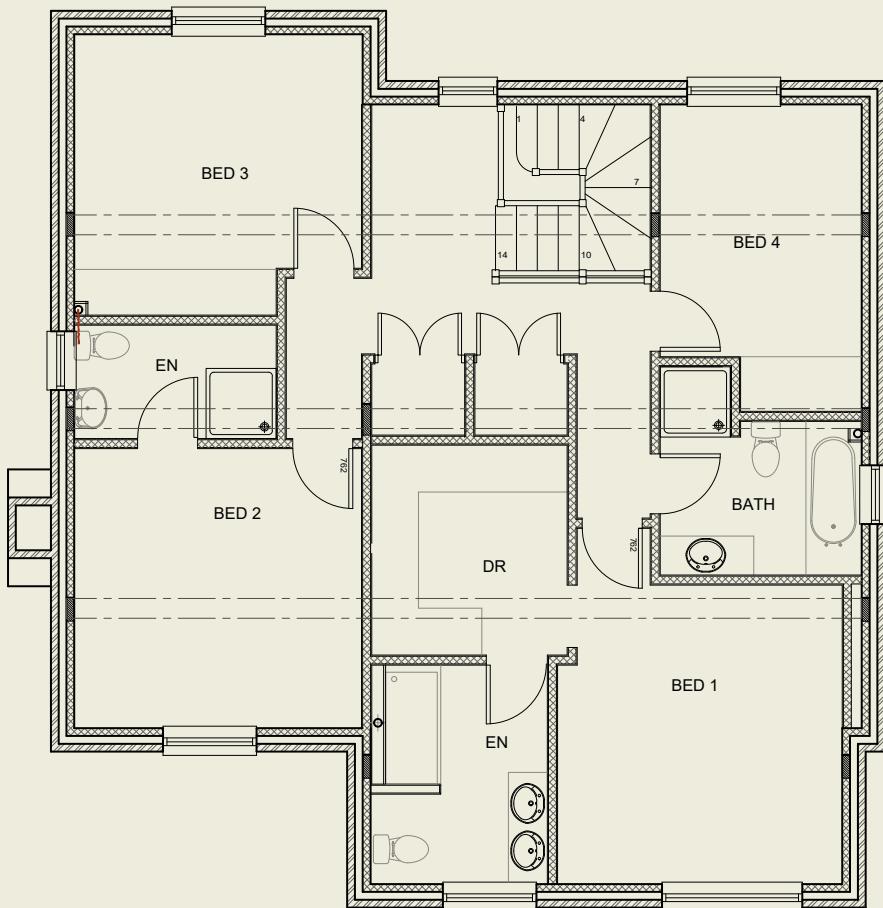
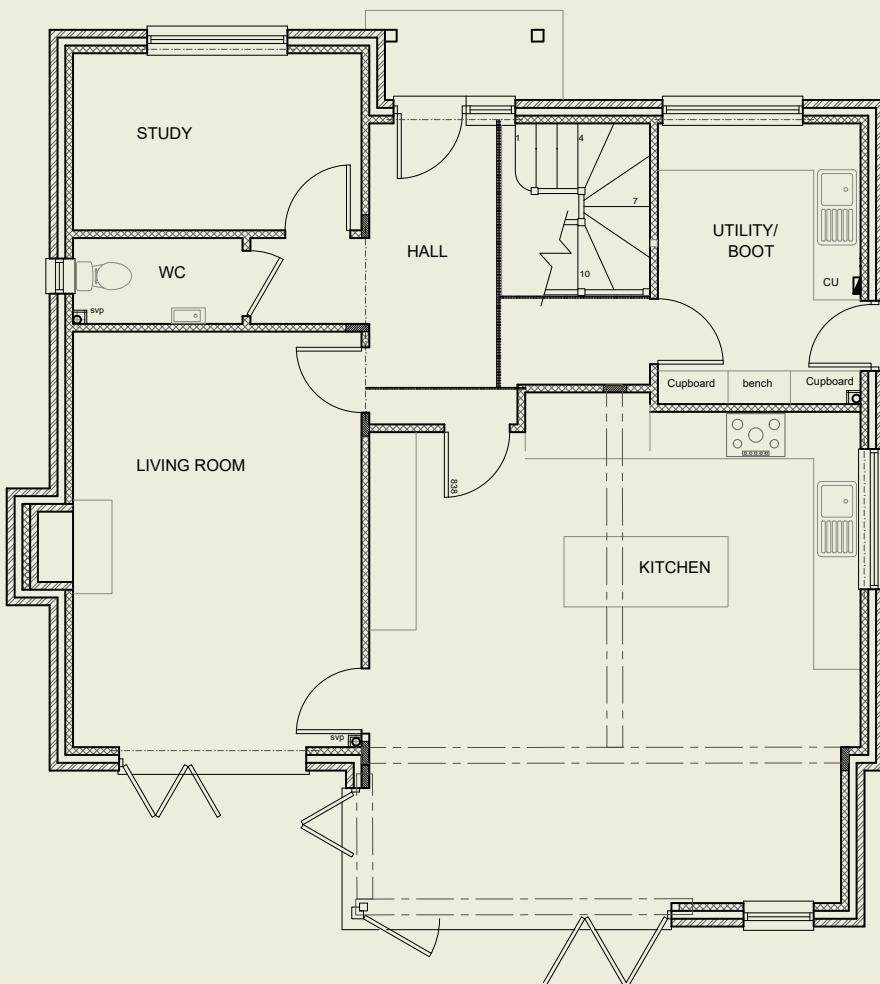
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

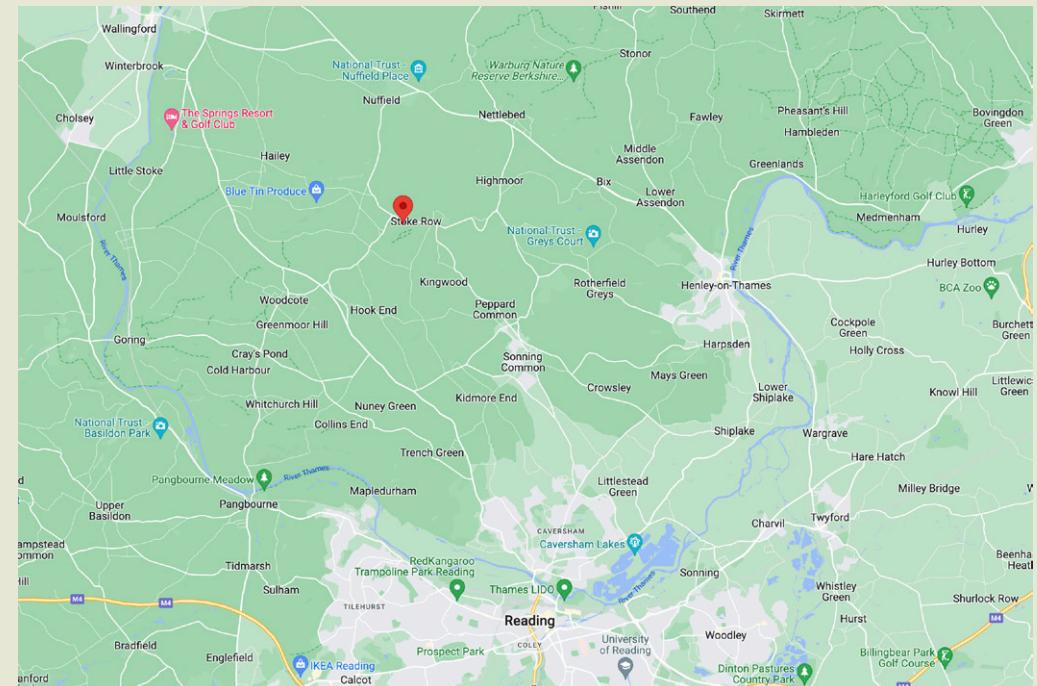
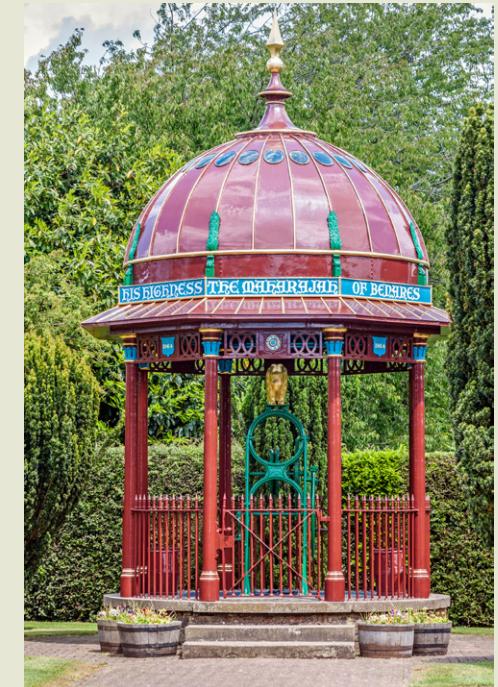


PROPOSED SIDE ELEVATION



PLOT 1
PROPOSED GROUND FLOOR PLAN 1:50

PROPOSED FIRST FLOOR PLAN



PROPERTY DESCRIPTION

Occupying a delightful position on the fringe of this highly regarded village, within scenic hedged and tree lined surroundings, the setting is quite delightful, affording attractive landscaped gardens and grounds of approximately 0.13 of an acre.

Quite stunning, the property affords a most visually pleasing modern and contemporary home, with a spacious and flexible well-appointed layout internally.



SPECIFICATION *(Subject to change)*

KITCHEN

- ◆ Handmade bespoke kitchen with granite worktops.
Bosch appliances including: double electric integrated oven, induction hob, integrated fridge/freezer, dishwasher, washing machine, tumble dryer and wine cooler
- ◆ Utility room handmade units to match the kitchen
- ◆ Boot room fitted out with handmade bespoke furniture

BEDROOMS

- ◆ Master bedroom dressing room fitted out with handmade bespoke furniture
- ◆ All other bedrooms with inbuilt wardrobes with hanging rails and shelf

EN-SUITES AND BATHROOMS

- ◆ Esteem baths and showers with chrome towel radiators to all bathrooms

ELECTRICAL

- ◆ Low energy downlights and pendant lights throughout
- ◆ TV points to lounge, kitchen and all bedrooms (aerial and Sky Q installation by purchaser)
- ◆ Hardwired home alarm security system with panic buttons to front door and master bedroom
- ◆ Electric Vehicle charging point

FLOOR FINISHES

- ◆ Ceramic floor tiling to the kitchen and all bathrooms
- ◆ Wood flooring to all remaining areas of the ground floor
- ◆ Carpet to stairs, landing and upper floors

CENTRAL HEATING

- ◆ Energy efficient Air Source Heat Pump heating system to minimise energy bills
- ◆ Underfloor heating to all ground floor rooms with radiators to upper floors

WINDOWS, DOORS AND JOINERY

- ◆ Aluminium bifold doors to the kitchen
- ◆ Flush fitting PVCu double glazed windows and French doors
- ◆ Cottage-style Oak front entrance doors
- ◆ Oak pre-finished internal doors with chrome handles

EXTERNALS

- ◆ Crushed Oxford stone driveways with granite edging
- ◆ Rear gardens turfed
- ◆ Landscaped areas planted with mature hedging and shrubs
- ◆ Stone slab patios and paths
- ◆ External tap to the front and rear
- ◆ Water butt

GENERAL INFORMATION

Services: Mains water and electricity are connected.

Council Tax: TBC

Energy Performance Rating: TBC

Postcode: RG9 5RB

Local Authority: South Oxfordshire District Council

Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From Goring-on-Thames turn right and proceed to the top of the High Street where at the railway bridge junction turn right and then next left into Reading Road by the Queens Arms. Follow this road up Whitehill and out of the village and on reaching the crossroads at Crays Pond turn left for Woodcote. Continue into the village of Woodcote through the centre and after passing the recreation ground turn right at the War Memorial crossroads onto to the Reading Road. On meeting the A4074 turn right and then almost immediately left signposted for Checkendon. In a further $\frac{3}{4}$ miles on reaching Checkendon continue through the village turning right at the 'T' junction towards Stoke Row. Proceeding for a further $\frac{1}{4}$ mile, the initially shared driveway to Olive Tree Cottage will be found off on the right-hand side.

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.

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on-Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

