



# LITTLE HAFFETS

CROSS KEYS ROAD ♦ SOUTH STOKE ♦ OXFORDSHIRE



# LITTLE HAFFETS

CROSS KEYS ROAD ♦ SOUTH STOKE ♦ OXFORDSHIRE

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)

Situated in this quintessential English riverside village overlooking farmland, just a few minutes' walk to the river Thames, village stores, pub, and primary school, and but a short drive to the mainline railway station in Goring-on-Thames providing access to London in under the hour, this detached chalet style 3 bedroom house provides well-appointed light and bright accommodation with lovely gardens to the front and rear. The property offers further potential for upgrading.

♦ 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

♦ Offering Scope For Further Upgrading

♦ Spacious Driveway

♦ Entrance Hall

♦ Cloakroom

♦ Sitting Room

♦ Dining Room

♦ Kitchen

♦ Utility Room

♦ Landing

♦ Main Bedroom Suite With Dressing Room and En-Suite Shower Room

♦ 2 Further Bedrooms

♦ Family Bathroom

♦ Integral Garage

♦ In All Extending To Approximately 1,711 Sq Ft

♦ Gardens & Grounds To The Front and Back with Two Summer Houses



## 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.

N.B. Crossrail services have commenced from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

## PROPERTY DESCRIPTION

Little Haffets is situated set back on this quiet village lane. Built in 1961 and extended in the 80's it offers light and bright accommodation. Entrance is into a hallway with staircase and cloakroom. The sitting room has an open fire and is dual aspect, boasting views of the front and rear gardens. There is a separate dining room leading to the kitchen, which has views of the garden. The utility room has a door to the garden, plus entrance into the integral garage.

Upstairs there are 3 bedrooms, the main bedroom is a large suite with dressing room and ensuite shower room and there is a family bathroom also.

A well-appointed property with scope for further upgrading in a desirable location.

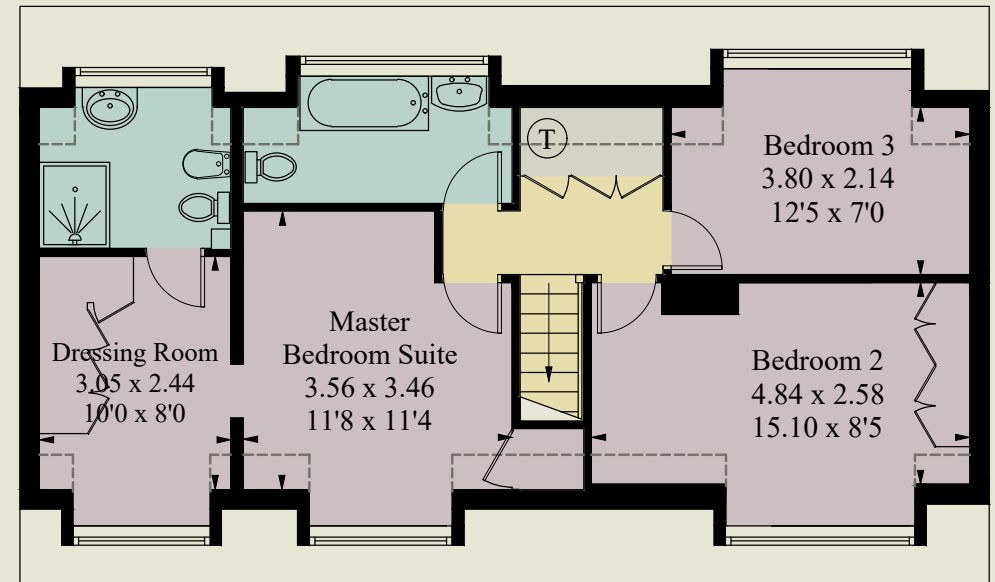
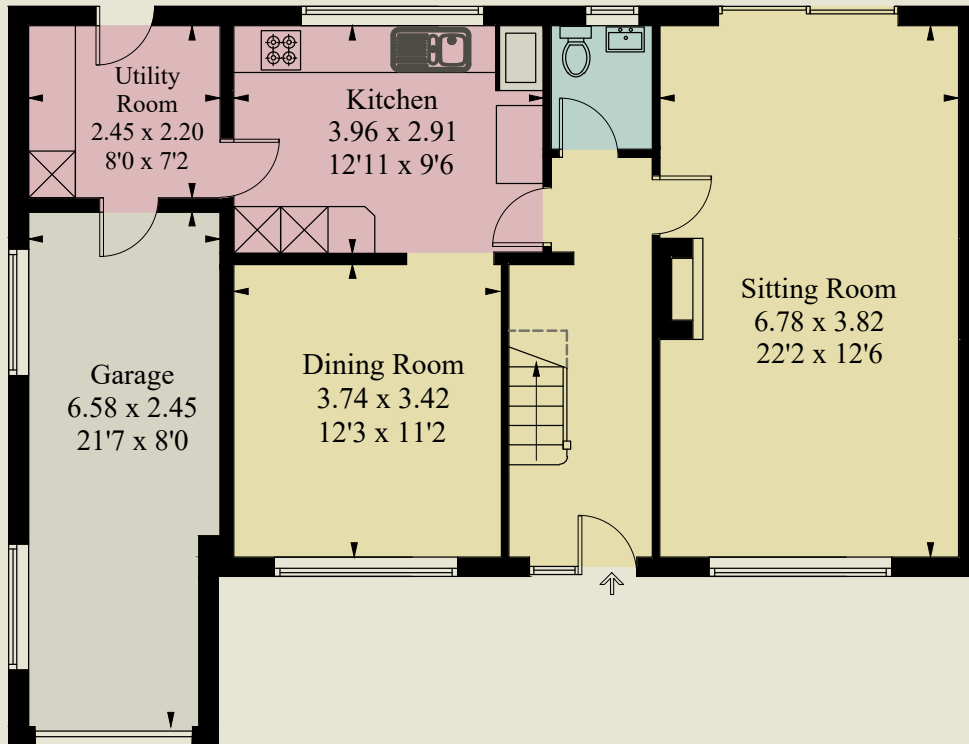
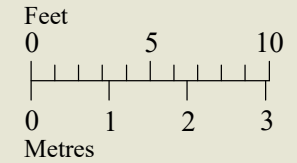
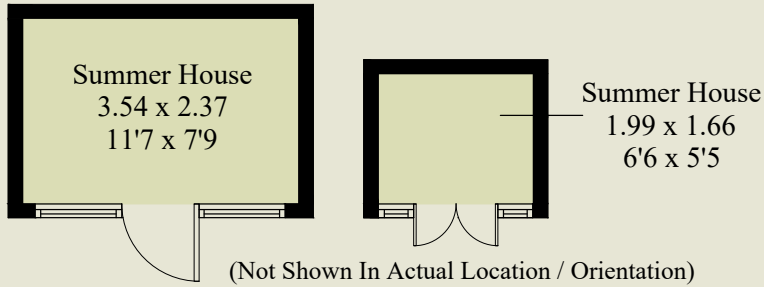
## OUTSIDE

The property is idyllically situated, set well back behind a low brick wall offering wonderful views of the adjacent field. There is ample driveway space leading up to the garage and the remainder frontage is mainly lawn with a tree and pretty shrubs. There is gate access to the back garden on both sides and at the rear is a terrace running the length of the property, plus a path leading to a second terrace coming from the large summer house, perfect for "al fresco dining". There is a second summer house on the other side of the lawned garden which extends behind the neighbouring properties garden offering extra garden space.



# Little Haffets, Cross Keys Road, South Stoke, Oxfordshire, RG8 0JT

Approximate Gross Internal Area (including Garage) = 144 sq m / 1550 sq ft  
 Limited Use Area = 4 sq m / 43 sq ft      Summer Houses = 11 sq m / 118 sq ft  
 Total = 159 sq m / 1711 sq ft



First Floor

= Limited Use Area

Ground Floor



## GENERAL INFORMATION

**Services:** All main services are connected. Central heating and hot water from gas fired boiler. The heating is warm air throughout the whole of the property.

**Council Tax:** E

**Energy Performance Rating:** E / 50

**Postcode:** RG8 0JT

**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 second left hand turn onto Cross Keys Road and Little Haffets is the second property 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

