



# 4 HEWETT WOOD

WOODCOTE ROAD ♦ SOUTH STOKE ♦ OXFORDSHIRE

**Warmingham**  
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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 on the fringe of this quintessential English riverside village, 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 brand new detached house, within an exclusive development of only 4 other houses built by Fenton Homes.

This stunning property affords spacious accommodation with 3 reception rooms, 4 bedrooms and 3 bathrooms of approximately 2,734 sq ft and featuring exquisite details which are evident throughout.

- ♦ A Brand New Detached House Extending To Approximately 2,734 Sq Ft, Inclusive Of Integral Double Garage and with South Facing Gardens
- ♦ 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 Gravelled Driveway
- ♦ Galleried Reception Hall with Cupboard
- ♦ Cloakroom
- ♦ Utility Room
- ♦ Sitting Room
- ♦ Family Room
- ♦ Kitchen/Dining Room
- ♦ Utility Room with Integral Door To Garage
- ♦ Galleried Landing with Full Length Windows
- ♦ Main Bedroom with vaulted ceiling and doors onto a Juliet Balcony, plus Dressing Room and Ensuite Shower Room
- ♦ Second Bedroom with En-Suite Shower Room
- ♦ 2 Further Double Bedrooms
- ♦ Family Bathroom
- ♦ Integral Double Garage
- ♦ In All Extending To Approximately 2,734 Sq Ft
- ♦ Gardens & Grounds Wrapping Around The Property



## 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

4 Hewett Wood is one of only 4 other properties in a brand new development of high specification properties from Fenton Homes.

A most stunning modern & contemporary property, 4 Hewetts Wood is the last property remaining, located at the far end and set amongst mature trees. Show casing stunning details such as full length windows, high ceilings, oak staircase and underfloor heating to the downstairs, the ground floor has generous well proportioned rooms. Yielding 3 reception rooms inclusive of modern kitchen/breakfast room with Elements kitchen and large island as well as large dual aspect sitting room overlooking the garden.

Upstairs offers 4 bedroom accommodation, 2 with ensuites and an additional family bathroom, all with Pocolanosa fittings. An absolutely exquisite property with large picture windows offering modern living all extending to approximately 2,734 sq ft.

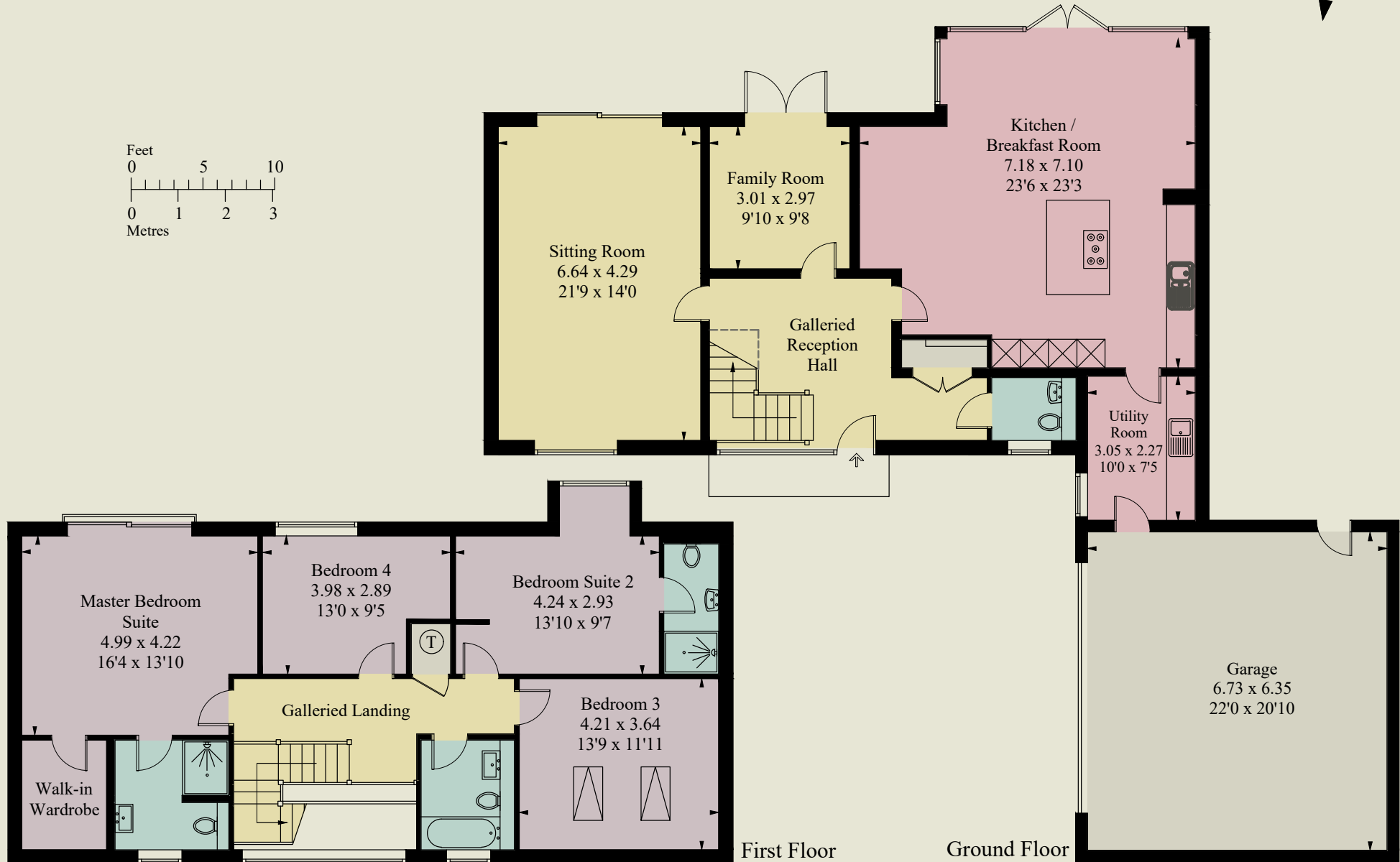
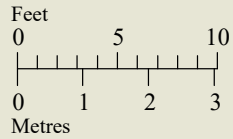
## OUTSIDE

The property is idyllically situated, found at the far right corner of this small development and approached via a gravelled drive, Parking is in front of the double garage with electric door with path leading to the front door. At the rear is a lovely terrace which extends the width of the house and offers a perfect "inside outside" living feel. The garden is laid to lawn at the back and side with lovely mature trees and wild garden adjoining woodland.



# 4 Hewitt Wood, Woodcote Road, South Stoke, Oxfordshire, RG8 0BT

Approximate Gross Internal Area (including Garage) = 254 sq m / 2734 sq ft



CREATESPACE DESIGN ref 373

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 high pressure hot water from gas fired boiler. The heating is underfloor at the ground level. There are solar panels for electricity. Fibre broadband connected.

**Council Tax:** G

**Energy Performance Rating:** B / 87

**Postcode:** RG8 0BT

**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 right hand turn onto Woodcote Road and Hewetts Wood is the last turning on the right hand side before you leave the village and 4 is in the far right hand 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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