



# THE FIRS

FERRY ROAD ♦ SOUTH STOKE ♦ OXFORDSHIRE

**Warmingham**  
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# THE FIRS

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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)

Situated on the quiet fringe of this quintessential English riverside village overlooking open fields to the front, yet just a few minutes' walk to the river Thames, village store, pub, and primary school. This property has been totally refurbished and offers 4 bedroom accommodation of approximately 2820 sq ft with generous living space, large private driveway and garden.

♦ A Totally Refurbished, Modern & Contemporary House Extending To Approximately 2820 Sq Ft

♦ Quintessential English Riverside Village Within Close Walking 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

♦ Covered Entrance Porch

♦ Reception Hall

♦ Study

♦ Sitting Room

♦ Large Kitchen/Breakfast/Family Room

♦ Utility Room with Cloakrom

♦ 4th Bedroom (downstairs) with Ensuite Shower Room

♦ Galleried Landing

♦ Main Bedroom Suite with Wall to Wall Wardrobes and Door To Family Bathroom

♦ Family Bathroom with Bath and Separate Shower (Jack n' Jill Door)

♦ 2 Further Bedrooms

♦ In All Extending To Approximately 2820 Sq Ft

♦ Spacious Private Driveway

♦ Private Rear Garden



## 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.

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

## PROPERTY DESCRIPTION

The Firs occupies a peaceful setting on the elevated fringe of this lovely riverside village overlooking open fields at the front. With rendered walls and cedar wood detail, the property has been renovated to a very high standard. Entrance is under a cedar lined porch taking you into the reception hall. Karndean flooring runs through the whole of downstairs, except in the sitting room and bedroom where there is carpet. The reception space is very generous, with a large kitchen, breakfast, family room at the back of the house with bi-fold doors leading on the patio terrace. The kitchen is modern with grey high-gloss units and they continue into the utility room. Additionally there is a sitting room and a study plus a downstairs double bedroom with ensuite shower room. Upstairs are 3 double bedrooms, 2 of which have wall to wall wardrobes. The family bathroom is very spacious with bath and separate shower. It is a "jack and jill" with 2 doors, one leading into one of the bedrooms and the other onto the landing area.

## OUTSIDE

The property sits elevated from Ferry Road, privately nestled away behind Canadian Pine trees.

There are railway sleepers bordering the front with planting. The driveway is gravelled and offers generous parking. The side gate leads to a large shed which has 2 compartments, then opens up to the main south facing garden which is mainly laid to lawn with a terrace running the width of the house, widening out to an outside covered area, perfect for entertaining. There is also an additional large shed.

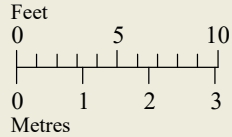


# The Firs, Ferry Road, South Stoke, Oxfordshire, RG8 0JL

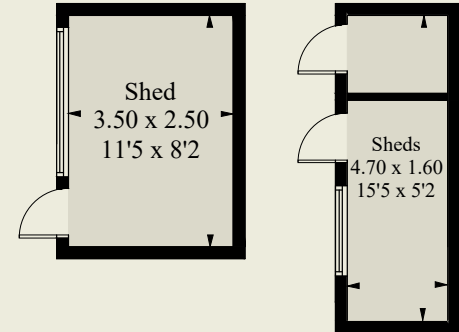
Approximate Gross Internal Area = 217 sq m / 2335 sq ft

Limited Use Area = 30 sq m / 322 sq ft      Outbuildings = 15 sq m / 161 sq ft

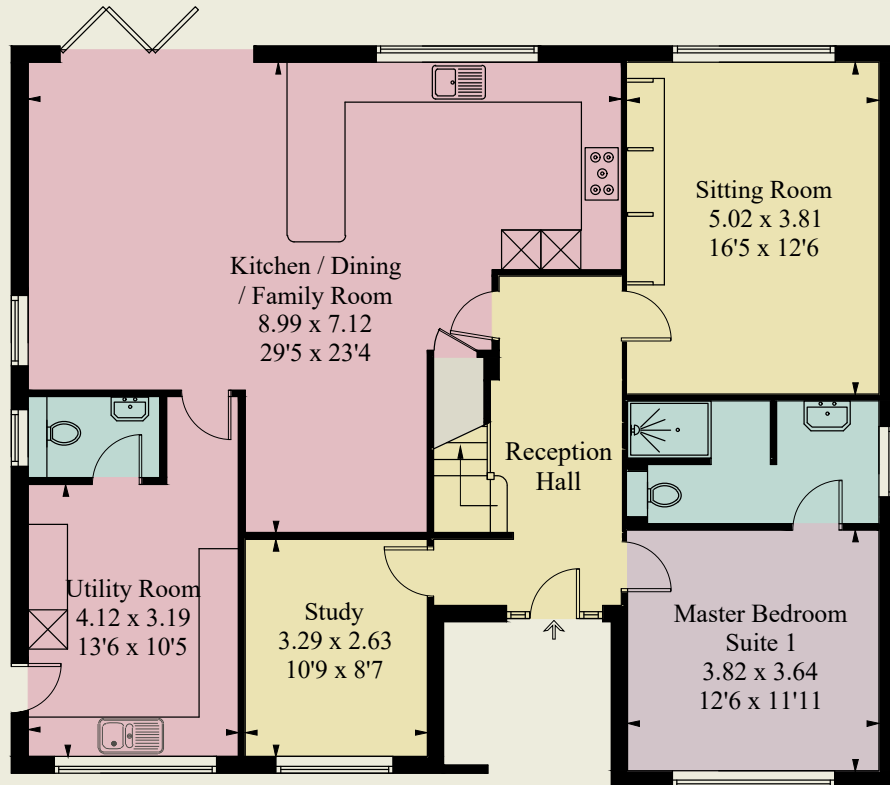
Total = 262 sq m / 2820 sq ft



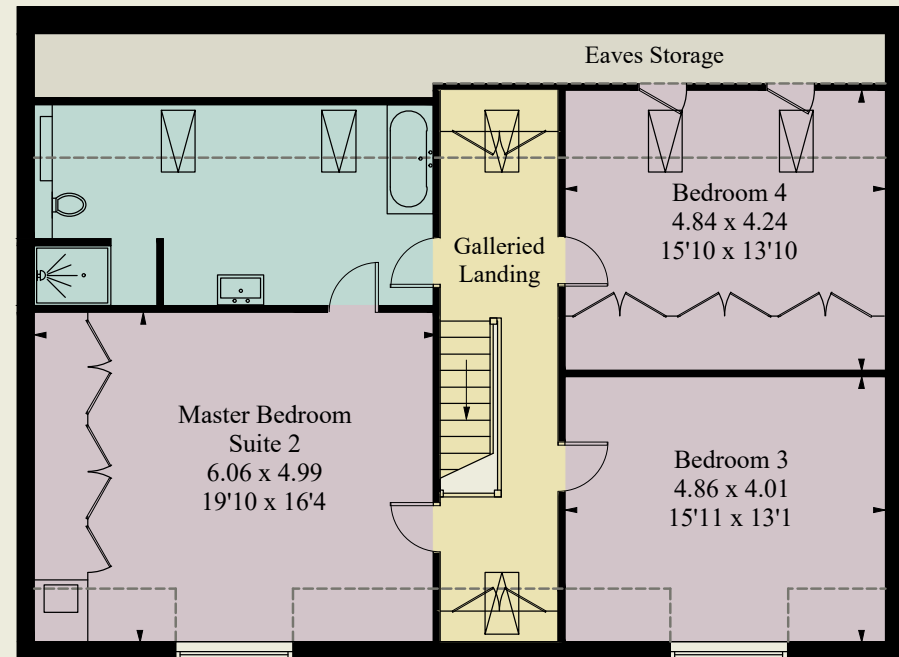
(Not Shown In Actual Location / Orientation)



= Limited Use Area



Ground Floor



First Floor

CREATESPACE DESIGN ref 417

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 hot water from gas fired boiler located in the utility room.

**Energy Performance Rating:** D / 55

**Postcode:** RG8 0JL

**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 turn third left into Ferry Road, then proceed for approximately 40 metres, and the private driveway to The Firs will be found off on the left, just opposite fields.

## 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

