



2 CROSS KEYS ROAD

SOUTH STOKE ♦ OXFORDSHIRE

Warmingham

www.warmingham.com

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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)

Centrally located in the quiet heart 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, a 3 bedroom 1920's 'Villa' with larger than average garden.

♦ 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

♦ Reception Hall

♦ Sitting Dining Room With Fireplace

♦ Bathroom (downstairs)

♦ Landing

♦ 3 Bedrooms

♦ Large Mature Gardens & Grounds with 2 sheds



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 Downlands and the Oxfordshire Chilterns in the wide River valley opposite the village of Moulsford, 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.

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 11 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.

PROPERTY DESCRIPTION

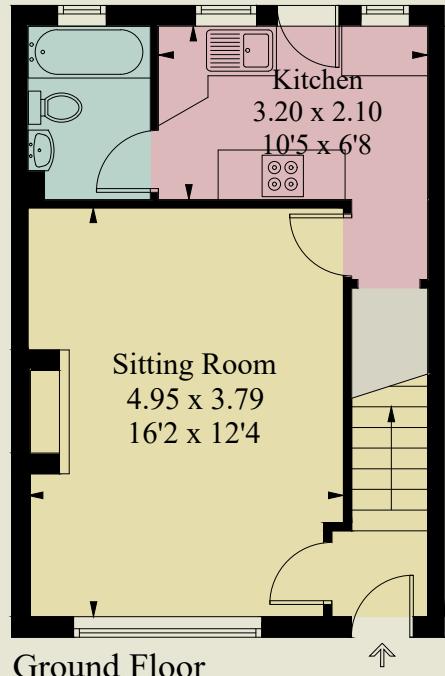
2 Cross Keys Road occupies an elevated position within a row of 6 properties. There is front garden up to the front door. A small hallway then leads into the sitting dining room with fireplace. The kitchen has a back door leading to outside and then a door into the bathroom. Upstairs there are 3 bedrooms.

The garden is a larger than average size with 2 sheds for storage.



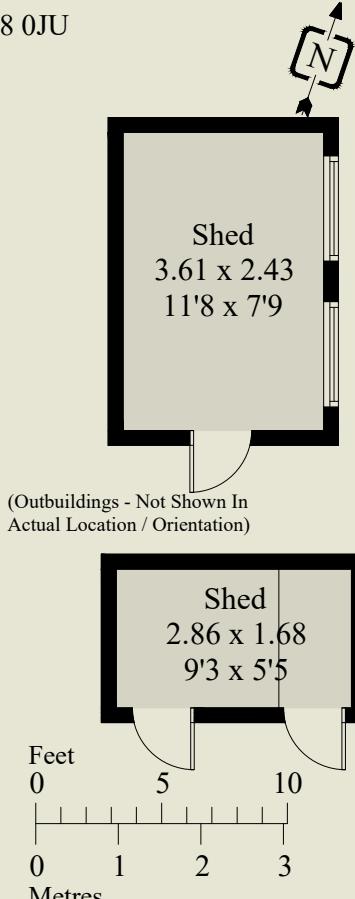
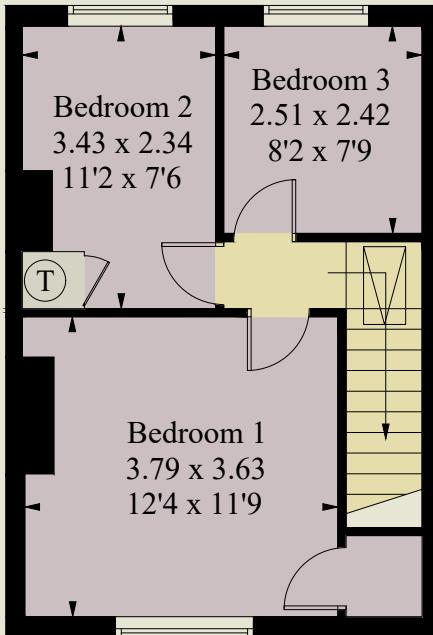
2 Cross Keys Road, South Stoke, Oxfordshire, RG8 0JU

Approximate Gross Internal Area = 68 sq m / 731 sq ft
Sheds = 13 sq m / 139 sq ft
Total = 81 sq m / 871 sq ft



Ground Floor

CREATESPACE DESIGN ref 670
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



(Outbuildings - Not Shown In
Actual Location / Orientation)

GENERAL INFORMATION

Services: All main services are connected. Central heating and domestic hot water from gas fired wall boiler located in the kitchen.

Council Tax: C

Energy Performance Rating: E / 54

Postcode: RG8 0JU

Local Authority: South Oxfordshire District Council

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn right and up to the top of the High Street at the railway bridge junction turn left onto the Wallingford Road. Leave the village and on reaching South Stoke in a further 1½ miles take the second turning left into Cross Keys Road. Just before reaching the railway bridge the property will be found 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.



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