



## 2 WHITEHOUSE ROAD

NORTH STOKE ♦ OXFORDSHIRE



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Wallingford - 2.5 miles ♦ Goring on Thames - 4 miles ♦ Reading - 14 miles ♦ Oxford - 14 miles ♦ M4 at Theale (J.12) - 12 miles ♦ Henley on Thames - 12 miles ♦ M40 at Lewknor - 12 miles  
(Distances approximate)

Situated on the fringe of this much favoured and unspoilt village near the River Thames, with stunning countryside views to the front and rear. A 3 bedroom semi-detached house, built in the late 1920's with detached garage and beautiful south facing gardens. The property has been significantly improved by the current owners to include a brick built conservatory and utility room.

- ♦ Reception Hall
  - ♦ Kitchen/Breakfast Room
  - ♦ Utility Room
  - ♦ Sitting Room with Woodburner
  - ♦ Conservatory
  - ♦ Family Bathroom
- 
- ♦ Landing
  - ♦ Main Bedroom with built in wardrobes and feature fireplace
  - ♦ 2 Further Bedrooms, one with Cloakroom
- 
- ♦ Shingle Driveway
  - ♦ Detached Timber Garage
  - ♦ South Facing Gardens
  - ♦ Shed
- 
- ♦ Stunning countryside views to the front and rear
  - ♦ In catchment area for Langtree (with school bus), Reading Boys and Kendrick Girls Grammar schools



## SITUATION

North Stoke is a peaceful village with many interesting period properties lying just off the B4009 road from Goring on Thames to Wallingford and uniquely The Main Street is a no through road.

There is an historic church dating from the 13th century which boasts 14th century wall paintings and a Jacobean pulpit. Many of the properties in The Street have 16th or 17th century origins which contribute to the village's heritage and unchanging character all adding to its appeal.

The ancient Ridgeway Path runs through the centre of the village having followed a route along the banks of the Thames from Goring and continues up onto the Chilterns.

The historic town of Wallingford is close by offering excellent shopping and amenities including a Waitrose, and Goring on Thames to the south is only a short drive.

Road and rail communication are excellent with nearby Cholsey and Goring both having mainline stations for services up to London (Paddington) and now connects with the Elizabeth line at Reading.

On the Northern end of the village is a golf course bordering the river and is part of The Springs Golf Resort which has a Restaurant open to the public as well as Golfers.





## PROPERTY DESCRIPTION

2 Whitehouse Road is a pretty semi detached house on the edge of this sought after rural village. The property has been well maintained and features oak ledge and brace doors, high end kitchen and bathroom and UPVC windows and doors. Entrance is into a hallway with beautiful floor tiles which run through to the kitchen/breakfast room. The kitchen is made of solid wood with granite worktops and it leads into the utility room with access to the patio and garden.

The sitting room has a log burner and there is Karndean flooring to both the sitting room and conservatory. The conservatory has blinds to all windows and roof and overlooks the garden.

The bathroom has a bath and overhead shower and underfloor heating as well as a towel rail. Upstairs, the main bedroom is dual aspect and has 2 sets of double fitted wardrobes. There are 2 further bedrooms, one with a useful cloakroom.

## OUTSIDE

To the front of the property is a high laurel hedge leading to the wide shingled driveway. There is a detached timber built garage with side access to the rear garden. The garden has a south facing aspect and is fully fenced. There is an outside rear garden tap connected to both hot and cold feed which means it is frost free. It is mainly laid to lawn with a lovely silver birch tree in the middle. There is a small summer house in the garden currently, but there is planning consent in place for a larger summer house to be erected, offering potential for an office or guest bedroom with bathroom facilities.

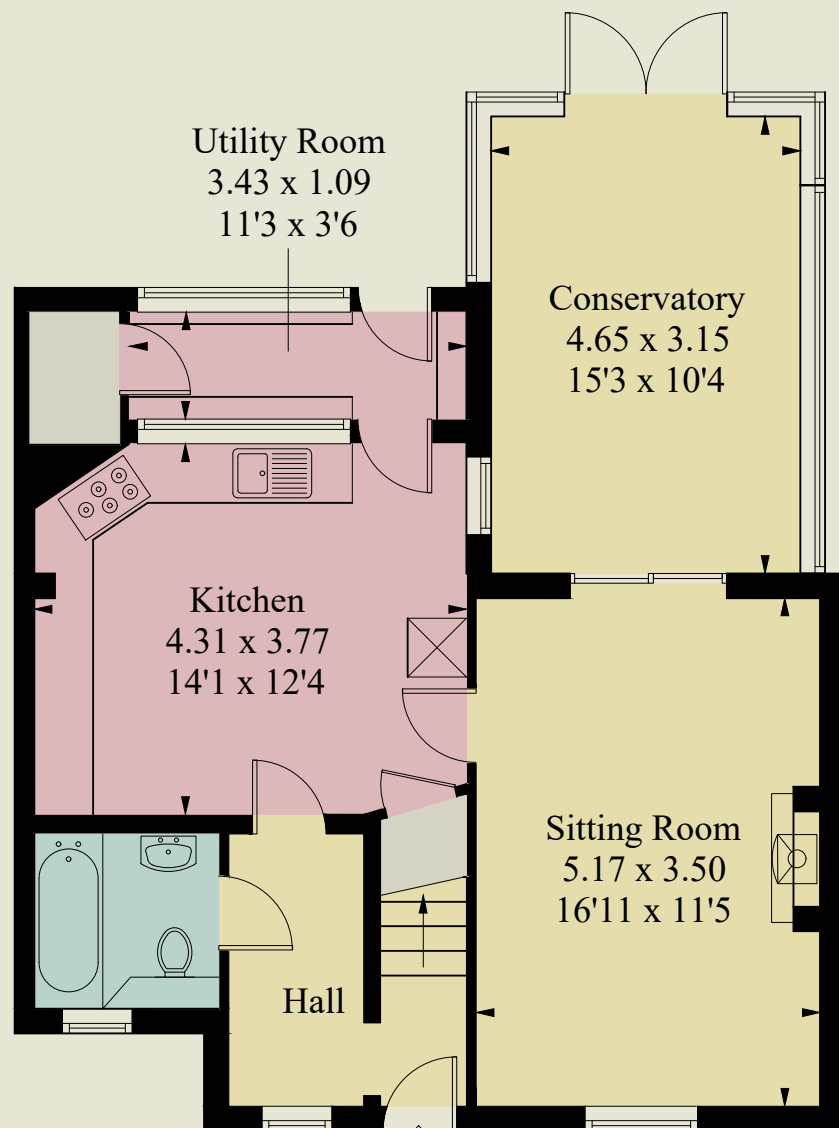


# 2 Whitehouse Road, North Stoke, Oxfordshire, OX10 6BA

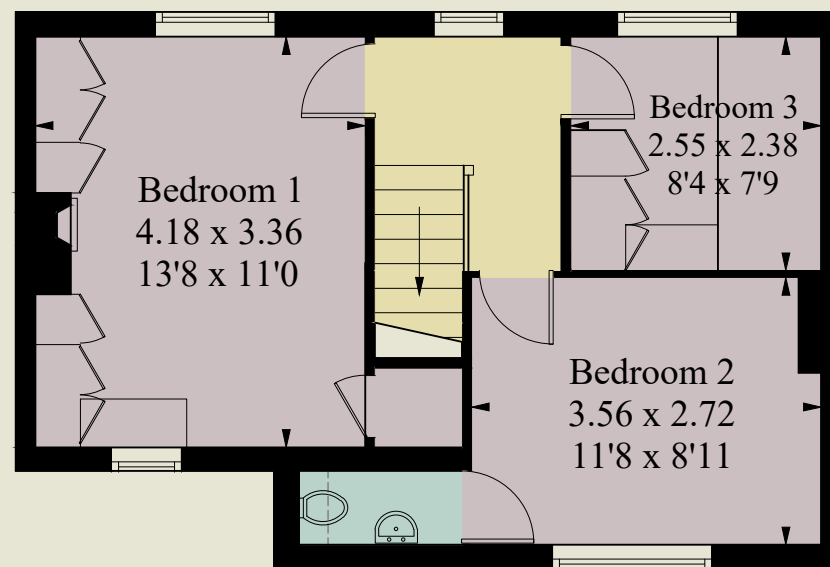
Approximate Gross Internal Area = 107 sq m / 1151 sq ft

Garage = 12 sq m / 129 sq ft

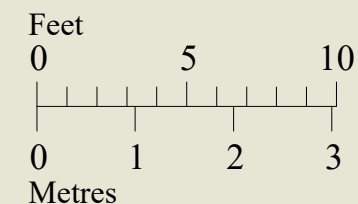
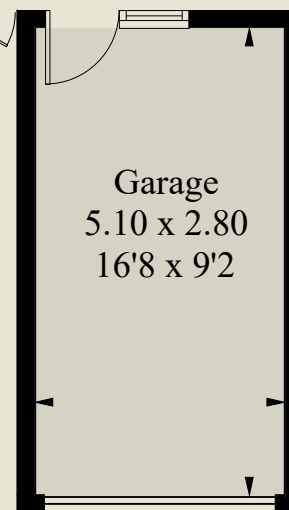
Total = 119 sq m / 1280 sq ft



Ground Floor



First Floor







## GENERAL INFORMATION

**Services:** Mains water and electricity are connected to the property. There is private shared drainage with adjoining properties, administrated by SOHA at a cost of £37 per month. Heating & hot water from an oil fired boiler, installed in July 2022.

**Council Tax:** D

**Energy Performance Rating:** 49 | E

**Postcode:** OX10 6BA

**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 proceed up to the top of the High Street. At the railway bridge junction bear left onto the B4009. On reaching North Stoke in approximately 4 miles turn right onto Whitehouse Road and Number 2 is the first house on your right.

## 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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