



2 PRIMROSE COTTAGES

CHAPEL CLOSE ♦ SOUTH STOKE ♦ OXFORDSHIRE

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Goring on Thames and Station - 1½ miles ♦ Wallingford - 4 miles ♦
Reading - 10 miles ♦ Oxford - 16 miles ♦ Henley on Thames - 12 miles ♦
M4 at Theale (J12) - 12 miles ♦ M40 at Lewknor (J6) - 12 miles ♦ Newbury - 15 miles
(Distances approximate)

Enjoying a relaxing ambience and outlook, the setting is delightful, situated in mature landscaped gardens and grounds, being both privately and quietly appointed, yet within but a few minutes walk of The River Thames, highly revered village primary school, village store and public house, and easily accessible for the shops / amenities and mainline railway station in Goring-on-Thames, providing access to London Paddington in under the hour.

Originating back to circa 1853, the cottage is quite stunning, with attention to detail evident throughout, the entire property has much in it to enthuse over, and yields a very real tasteful quality, wholly apparent on viewing. Affording spacious and well-appointed character, yet modern and contemporary accommodation, with stylish fixtures and fittings, the property benefits from having been refurbished to a high specification, displaying in an impressive and contemporary form, complementary to the property's period origins.

Incorporating numerous attractive features throughout in a simply delightful setting, early viewing is advised.

- ♦ Quintessential English Riverside Village Within Close Walking Distance Of The River Thames, Village Store, Pub, Primary School, and A Short Drive To A Mainline Railway Station To London In Well Under The Hour
- ♦ Landing
 - ♦ Master Bedroom Suite with 'Jack & Jill' En-Suite Bathroom
 - ♦ 4 Further Bedrooms
 - ♦ 'Jack & Jill' Family Bathroom
 - ♦ Family Shower Room
- ♦ Spacious Gravelled Driveway & Forecourt
- ♦ Insulated and boarded loft, with foldable ladder
- ♦ Enclosed Entrance Porch
 - ♦ Kitchen / Breakfast Room
 - ♦ Sitting Room & Dining Room with Fireplace
 - ♦ Family Room
 - ♦ Cloakroom
- ♦ Integral Garage / Utility Room
 - ♦ Landscaped Gardens & Grounds Beautifully Planned & Laid Affording Privacy & Seclusion
- ♦ In All Approximately 2,194 Sq Ft

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 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.

N.B. Crossrail services are scheduled to be commencing from Reading in 2021 which together with the electrifying of the line will significantly improve travelling times to Paddington and central London destinations.





PROPERTY DESCRIPTION

2 Primrose Cottages is an impressive period property located in a small Close situated directly off the High Street in the idyllic central part of the village. Built in a traditional style with a stone wall plaque on the front dated 1853 with the initials BWP, the cottage has appealing red and blue brick elevations under a pitched clay tile roof. Extended at an earlier date, the cottage was further extended across the rear in a sympathetic architectural style with a pitch tile roof having tiled dormer windows.

Internally the accommodation and the tasteful refurbishment reflect the considerable creativity and design given to all the work, which is further complimented by the generous room proportions and flexible

arrangement, extending internally to approximately 2,194 sq ft. Beautifully presented with an especially tasteful decor, and stylish fixtures and fittings being evident throughout, there are numerous interesting features of note, which combine to create a delightful ambience, reflecting both its period origins and its modern and contemporary present.

The insulated and boarded loft (with foldable ladder) provides useful additional storage.

Quite stunning, enjoying a relaxing ambience and outlook, the setting is delightful, with early viewing advised.





OUTSIDE

The property is located in the top left-hand corner of this small village Close, peacefully tucked away, with picket fencing opening through to a spacious gravelled entrance driveway & forecourt which leads up to the integral garage. Flanking the drive is a decked and brick edged winding footpath leading to the front door and enclosed entrance porch, with neat lawns and mature hedging either side, and in the front right-hand corner there is a delightful mature Willow tree.

The integral garage / utility room has wide double wooden vehicular entrance doors to the front, whilst to the rear a pedestrian door opens through to the main cottage. Utilised as a useful utility room, with storage and washing / drying facilities, the flooring is attractively laid with traditional brick paviors. Further

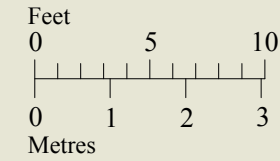
adaptation of the space could be sought if one required, subject to the relevant permissions being obtained.

The delightful mature landscaped rear garden has the advantage of a sheltered south westerly aspect and is fenced around all 3 boundaries providing privacy and protection. Across the rear of the property is a spacious raised decked terrace widening on one side and ideally suited for al-fresco dining and entertaining, being accessed directly from the main rear reception room. Beyond the decked terrace is the mainly lawned garden with landscaped borders containing a variety of specimen cottage plants and shrubs to give colour through the seasons, with an interesting array of specimen trees affording an attractive backdrop.

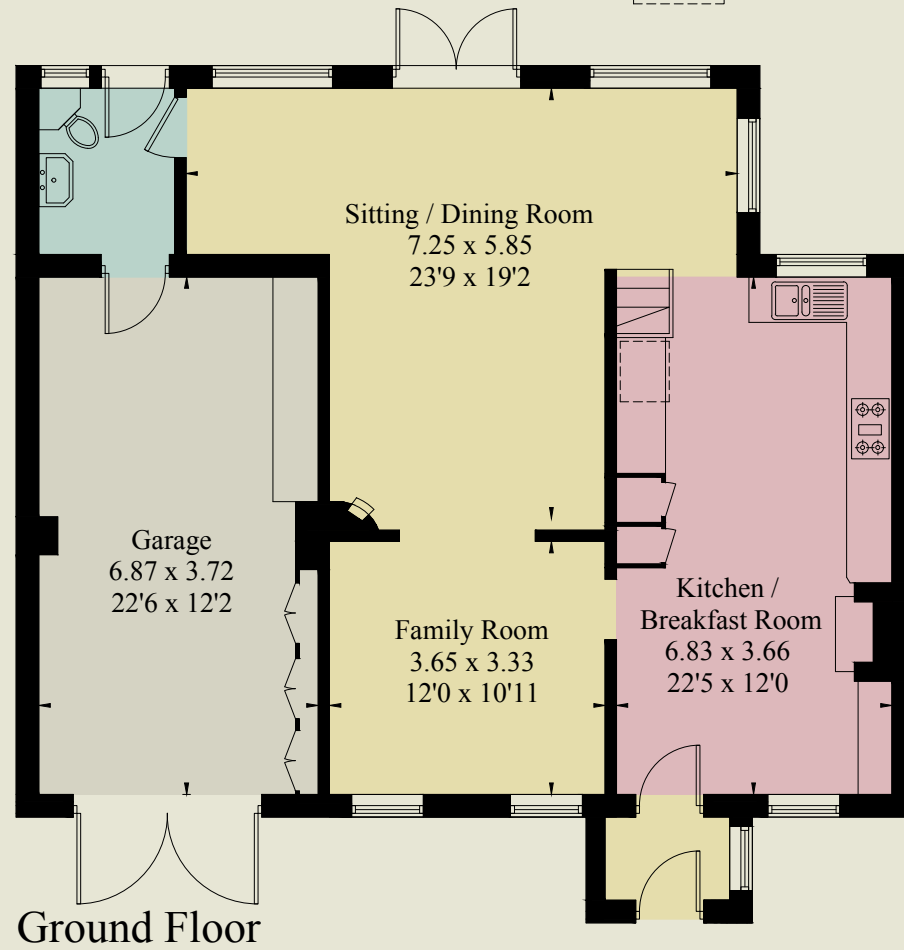


2 Primrose Cottages, Chapel Close, South Stoke, Reading, RG8 0JX

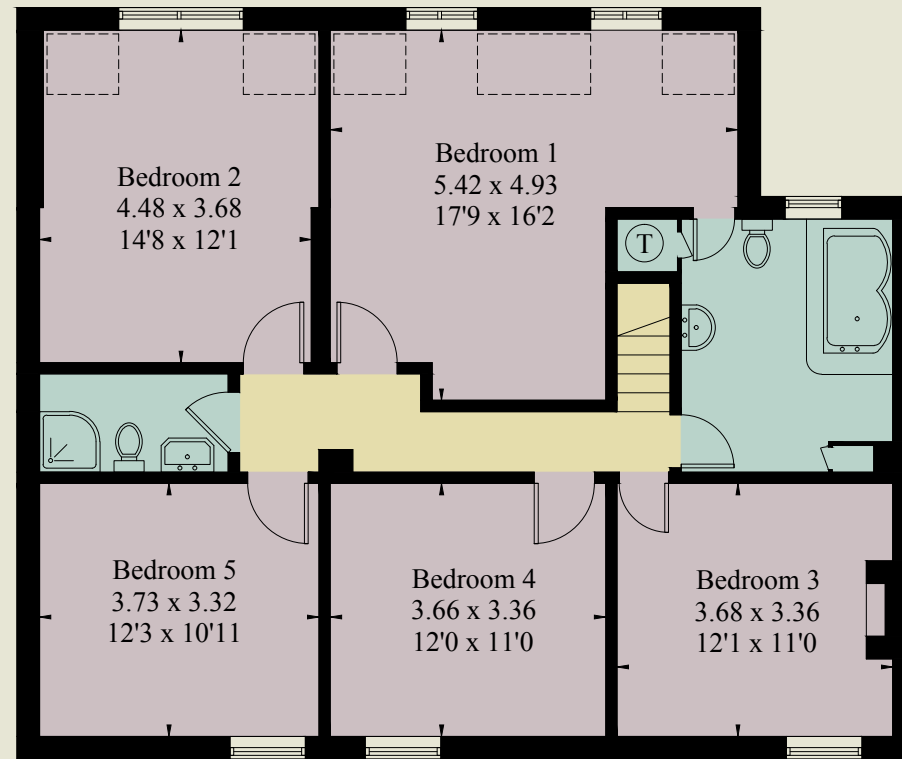
Approximate Gross Internal Area = 203.8 sq m / 2194 sq ft
(Including Garage)



= Reduced headroom below 1.5m / 5'0



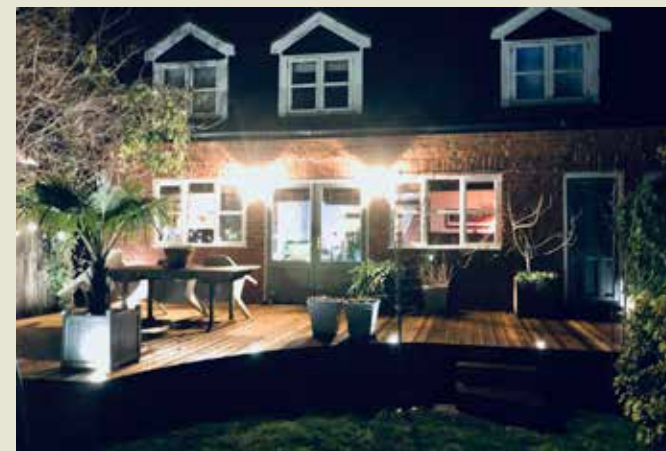
Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 160035

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and domestic hot water from gas fired wall boiler. Secondary hot water supply from immersion heater.

Energy Performance Rating: 56 | D

Postcode: RG8 0JX

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 bear right and proceed up to the top of the High Street where at the railway bridge junction turn left onto the Wallingford Road (B4009). Continue out of the village and on reaching South Stoke in approximately 1½ miles take the first turning left into the village. Go under the railway bridge and then bear round the bend at the end into the main Street. Chapel Close will be found off on the right-hand side in a few hundred yard, with 2 Primrose Cottages situated in the further left hand corner of the Close.

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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