



2 Townsend Cottages
South Stoke, Oxfordshire, RG8 0HU



JAMESGESNER
- ESTATE AGENTS -



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South Stoke
Reading
Oxfordshire
RG8 0HU**

GUIDE £425,000 FREEHOLD



This three-bedroom Edwardian Villa is beautifully presented throughout and extended at the rear with careful retention of original features and having the added benefit of a separate garage and parking. Situated just 2 miles north of Goring and 4 miles south of Wallingford, occupying an elevated position within this picturesque Thameside village affording views over the adjacent fields and to the rolling Chilterns beyond. Within easy reach of schools, shops, mainline railway station and the river Thames.

Lounge with feature open fireplace engineered oak flooring, modern kitchen with Range oven and oak work surfaces, dining room with slate flooring, modern family bathroom, three bedrooms (two doubles and a good single), brick built outbuilding currently used as a utility, single garage in a block with driveway parking for one car, front and rear garden laid mainly to lawn at the front and patio to the rear.

The Thameside village of South Stoke is situated between Reading and Oxford on the east bank of the river, set between the Berkshire Downs and Chilterns in the wide valley lying opposite the village of Moulsoford, in a rural area designated as of 'Outstanding Natural Beauty'. The village benefits from a superb public house, village shop and a well regarded primary school.

Largely unspoiled with a large part in a 'conservation area' and having 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.

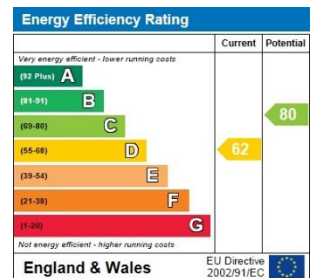
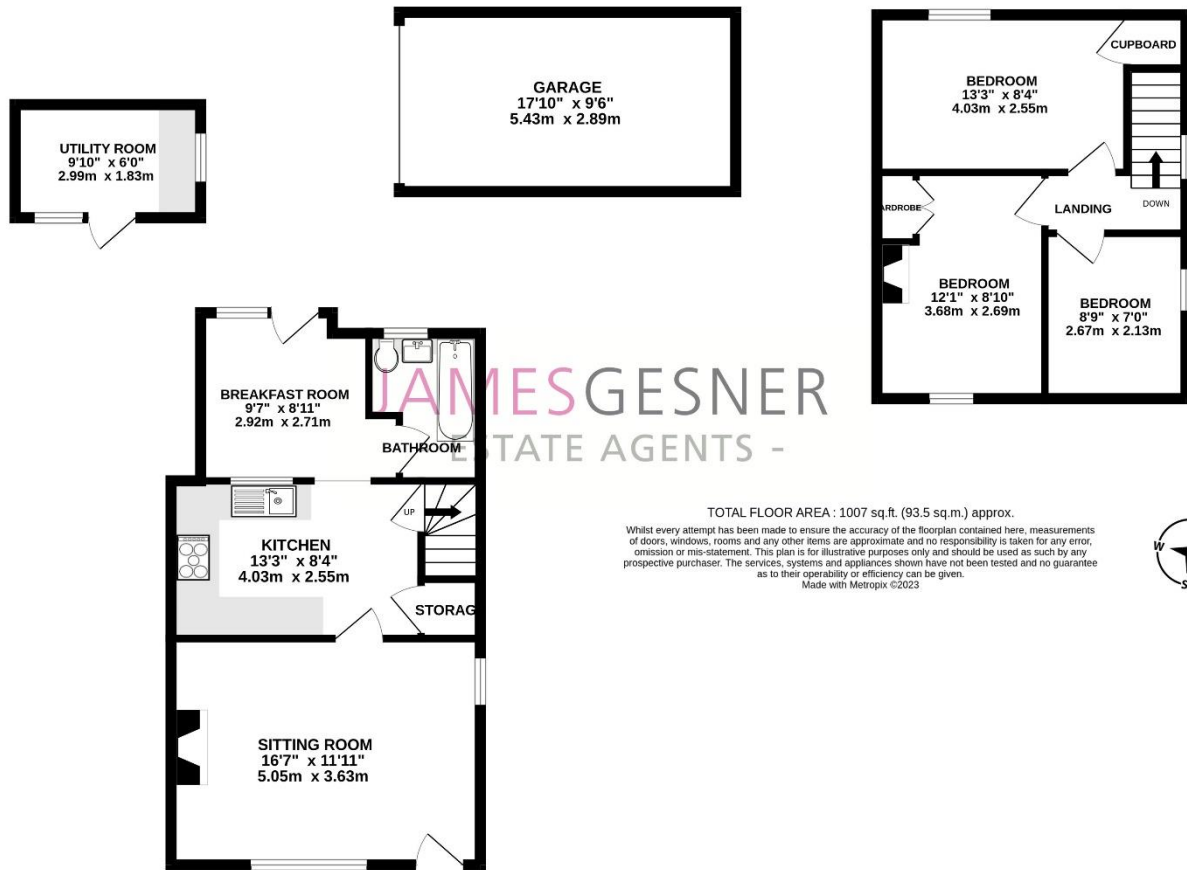


The historic Ridgeway Path runs through the village, having crossed the river at Goring on Thames from Streatley, continuing along the riverbank to North Stoke from where it leaves the Thames and continues up onto the Chilterns. The nearby village of Goring on Thames offers more comprehensive shopping facilities, a modern health centre, a dentist, library, several 'Olde Worlde' Inns and hotel, range of restaurants and a mainline railway station providing fast commuter services to Reading and London (Paddington) in well under an hour. There are excellent road communications with easy access to Henley, Wallingford, Reading and Oxford as well as the M4 and M40 Motorways.



GROUND FLOOR
676 sq.ft. (63.0 sq.m.) approx.

1ST FLOOR
329 sq.ft. (30.5 sq.m.) approx.



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