

PROPERTY AGENTS

JPKnight



Stoke Row Road, Kingwood, Henley on Thames RG9 5NX



Stoke Row Road, Kingwood

An impressive Victorian home with secluded grounds of between c.0.8 - 1 acre, enjoying total privacy set amidst mature woods just half a mile south of Stoke Row.

The versatile accommodation comprises 5 bedrooms, 4 bathrooms, 3 reception rooms and a 27' kitchen/breakfast room: a wing could be used as a self-contained annex. Outside areas of garden flank the house with established woodland across the rear, extensive parking and a double garage. The village with gastro pub, village shop and the renowned Crooked Billet is on the doorstep and Henley just 6.7 miles distant.

The property is mostly double glazed with oil-fired central heating to radiators.

Tenure - Freehold

Entrance: Quarry tiled floor.

Study: 11'8 x 11'4 Window to the front and French doors to the side garden, tiled floor, brick fireplace with white surround, radiator.

Living Room: 23'9 x 20'11 Fireplace with wood mantle and a fitted log stove, central brick pillar and timber beam. The room has a marble floor with two double glazed windows at the front, a bay and French doors open to the side, down lighters, fitted book shelving, 4 radiators and staircase.

Kitchen/Breakfast Room: 27'6 x 11'2 A bright room flanked by windows, facing both driveway and garden with French doors to the terrace. Oil-fired twin oven Aga, larder cupboard, white Belfast sink in a marble worktop, cupboards, partially beamed ceiling, quarry tiled floor and radiator.

Rear Lobby: Radiator, tile floor.

Cloakroom: Low-level suite & glass bowl sink, tile floor, window and radiator.





Stairs to 1st Floor Landing: 12' x 9' Sash windows, book shelving, airing cupboard, wood floor and radiator.
 Bedroom 1: 12'2 x 11'6 Front aspect, radiator.
 En Suite Bathroom: Fitted with a white 3-piece suite, tiled floor, window and down lighters.
 Bedroom 2: 11'8 x 11'4 Window, fireplace and wardrobe.
 Bedroom 3: 11'8 x 11'3 (currently used as a dressing room to bedroom 1) Fitted with range of wardrobes, window, twin oak doors opening to bedroom 1.
 Bathroom: White 4-piece suite, including bath and shower cubicle, tiling, radiator.
 Door from the landing to staircase to 2nd floor suite.
 Bedroom 4/Guest Suite: 21'9 x 9'4 max. Split into two areas with space for bed and a separate dressing area, eaves cupboards and wardrobe recesses.
 En Suite Shower Room: 10'10 x 8'11 Side & velux windows, white 3-piece suite, eaves cupboards, tile floor, down lighters.

Annex (approached from rear lobby):
 Kitchen/Breakfast Room: 15'6 x 11'9 (currently utility room)
 Window, stainless steel sink, cupboards and worktops:
 appliance spaces, tile floor, oil-fired boiler, door to the garage.

Sitting Room 23'8 into bay x 15'6 The room has a triple aspect, wood floor, bay to garden with a window seat, French doors to the terrace. Stairs to 1st Floor.
 Annex Bedroom/Bedroom 5: 17'10 x 9'6 Sash windows rear and side, dado rail, radiator, scaled ceiling.
 Bathroom 10'7 x 9'1 Eaves cupboards, 4-piece white suite, sash windows front & side.

Outside

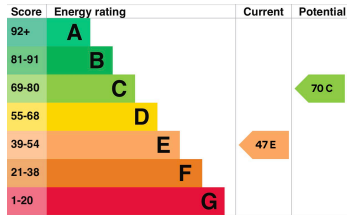
Double Garage: 20'5 x 17'1 Twin up/over doors, power, door to house.
 To the front: The front there is a small lawn, brick & flint wall and picket fence with the gate and brick path to the house and garden. Twin gates lead to an extensive gravel driveway with parking and turning space leading down the side of the property to the double garage. Extending to the side is a large lawn with a front hedge and mature trees to the rear.
 To the other side of the property are formal gardens comprising a paved terrace with low retaining wall leading to the main lawn with beautifully stocked flower borders, side gate out front.



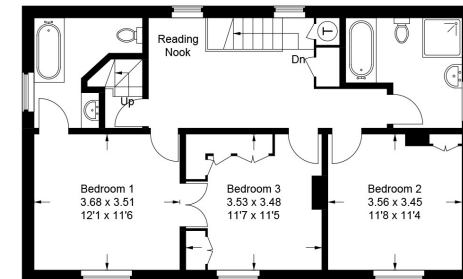
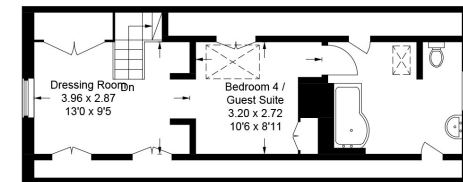
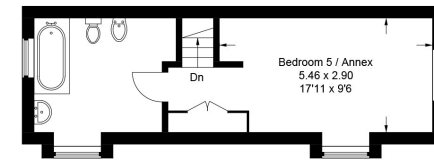
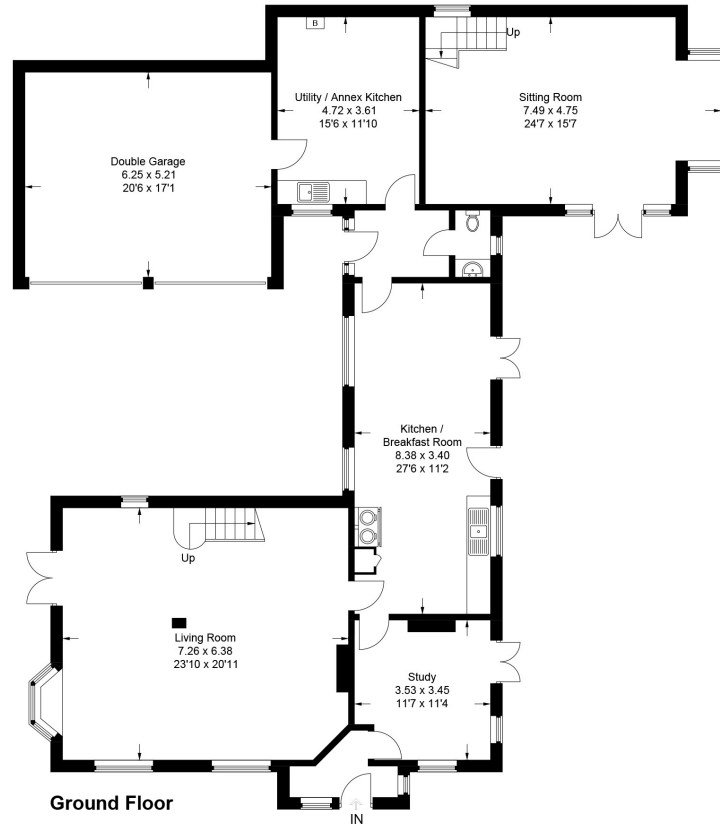
Directions Leave Wallingford on the Reading Road, at the roundabout turn left onto Nosworthy Way, continue to the next roundabout and turn right onto the A4074. Continue for 1.4 miles and turn left into Church Lane, continue through the crossroads and right at the bottom of the hill into Berins Hill. Follow the road until the T-junction and turn right onto Kit Lane. Follow the road through Stoke Row, turn right just after the Cherry Tree pub into Stoke Row Road, the house is on the left after 0.4 of a mile.

Stag Hall

Approximate Gross Internal Area
 Ground Floor = 183.6 sq m / 1,976 sq ft
 First Floor = 99.6 sq m / 1,072 sq ft
 Second Floor = 31.8 sq m / 342 sq ft
 Total = 315.0 sq m / 3,309 sq ft



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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

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