



A delightful bungalow with separate annex

Ashmount Cottage, Ferry Lane, South Stoke, RG8 0JL

Freehold



Entrance hall • kitchen • dining room • conservatory lounge • 3 bedrooms • family bathroom • W/C • 1 bedroom annex with en suite and kitchen • landscaped garden • gated driveway • car port with store

Situation

The 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, surrounded by scenic rural countryside designated as of 'Outstanding Natural Beauty'.

Local amenities include a traditional pub, village shop, reputable primary school, village hall, recreation ground and regular bus services to Wallingford and Reading.

The River Thames is within a short distance offering walks along the Tow Path. The historic Ridgeway Path also runs through the village, continuing along the riverbank to North Stoke and onto the Chilterns.

The nearby village of Goring on Thames offers comprehensive shopping facilities, a health centre, dentist, library, banks, several Inns, a hotel, a range of restaurants and a mainline railway station providing fast services to Reading and London (Paddington). There are excellent road links with Henley, Wallingford, Reading and Oxford as well as the M4 and M40 Motorways.

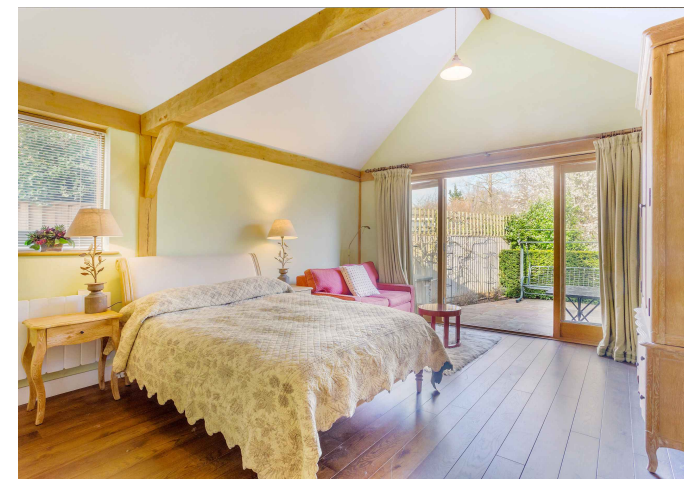
Description

Ashmount Cottage is good sized detached bungalow with an oak framed annex & car port. The property has a versatile accomodation.

From the entrance hall, there is the lounge, kitchen, bedroom two, family bathroom and W/C. Also opening from the hall is the vaulted dining room which further leads to the main bedroom along with bedroom three. French doors lead from both the dining room and the main bedroom into the conservatory. The kitchen, also accessed from the dining room and entrance hall, is equipped with a range of wall & base units and has a built in fridge freezer, dishwasher, electric oven and gas hob.

The conservatory has underfloor heating giving it year round use as a meaningful reception space with patio doors leading to the terrace.

The annex consists of a vaulted bedroom with en suite, and utility/kitchenette. From the bedroom there are patio doors opening out onto a partially enclosed & secluded patio area. There are two entrances/exits from either the garden or the car port.





Outside

The property is accessed through electric gates which open onto a gravel driveway, edged with bedding areas along with a stone path. There is a double carport with store cupboard along with access into the annex. There is a side gate leading to the rear garden.

The rear garden has been exceptionally well-maintained and is loosely set into four sections.

Firstly, there is a landscaped paved patio area with raised pond and fountain, flower beds & fig tree as well as an area of gravel. Proceeding along through an archway, there is an area of lawn with gravel footpath and bedding areas.

There is a further archway, passing through a hedge border, which reaches the 'wild garden'. Beyond this passing Espalier apple trees, is the final area which is currently being used as a vegetable garden with raised beds. There is also a generous sized timber garden shed.

Directions

From Goring-on-Thames take the Wallingford road (B4009) and after approximately 1.9 miles, take the third turning on the left onto Ferry Road. Proceed under the railway bridge and take the right fork. The property will be found a short way down on the right hand side.

From Henley-on-Thames take the Fairmile (A4130) through Nettlebed towards Oxford. Continue on this road and at the Crowsmarsh Gifford roundabout, take the left turn to the A4074. At the next roundabout pass straight over and take the next right signposted to South Stoke and North Stoke (B4009). After approximately 2.7 miles take a right turn onto Ferry Road. Pass under the railway bridge, take the right fork and the property will be found a short way down on the right hand side.

Tenure: Freehold with vacant possession on completion.

Services: All mains services connected.

Local authority: South Oxfordshire District Council

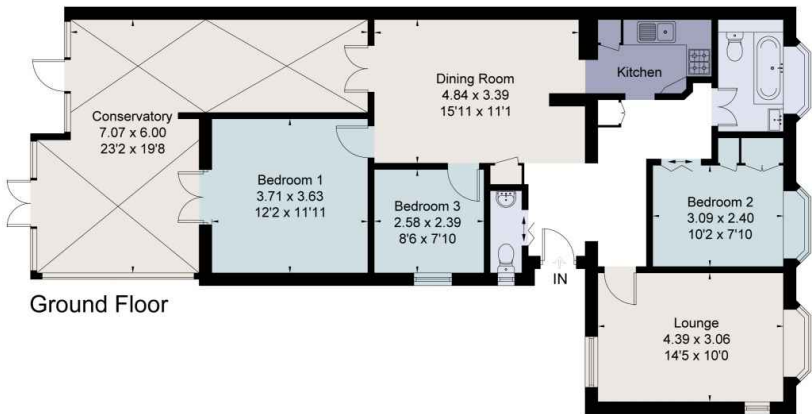
Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

Approximate Area = 119 sq m / 1281 sq ft
Annexe = 33.2 sq m / 357 sq ft
Store Room = 3.1 sq m / 33 sq ft
Total = 155.3 sq m / 1671 sq ft (Excluding Carport)
Including Limited Use Area (2.3 sq m / 25 sq ft)
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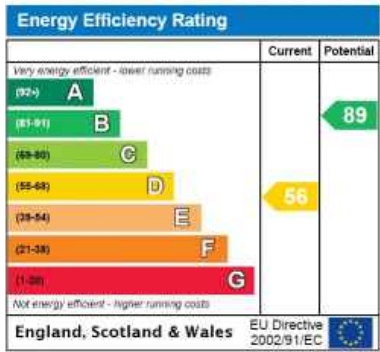


Annexe
(Not Shown In Actual Location / Orientation)



Ground Floor

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