RECTORY FARM HOUSE

NR WALLINGFORD | OXFORDSHIRE
Grade II Listed 17th Century Country House set in Wonderful Gardens with 200 yards of River Thames frontage

Accommodation
Reception hall • Library • Study • The Long Room • Kitchen/breakfast room • Gallery/games room
Inner hall/study • Sitting room • Drawing room • Second kitchen/utility room
Two bedroom suites • Family bathroom • Two further bedrooms, bathroom and dressing room
used as principal suite • Two second floor bedrooms
Indoor swimming pool with sauna, spa and changing rooms
Laundry room • Plant room • Boot room
Two bedroom cottage • Two bedroom lodge cottage
Dovecote • Car port with storage above • Storage barn
Extensive gardens and grounds with large kitchen garden, lawns, ponds and lake • Tennis court
200 yards of River Thames frontage with landing stage and boat house
In all about 8.31 acres
LOCATION
Situated in the pretty and much sought after village of North Stoke at the end of a no through road, Rectory Farm House is ideally placed for peace and privacy while within easy access of amenities in Wallingford and Goring, as well as superb transport links to Oxford and London. North Stoke has a Medieval Church and is surrounded by beautiful countryside with many walks going straight from the village and a beautiful Thames side setting.

SCHOOLS
Schooling in the area is excellent with schools at nearby Moulsford, Cranford House, Abingdon, The Oratory, St. Helen’s (with school bus going from the end of the road), Bradfield, Headington and Radley Colleges.

TRAVEL
Nearby major roads include the M40 (J6) 12.4 miles, M4 (J8) 27.5 miles, M25 (J15) 36.2 miles and trains run from nearby Goring 4 miles (London Paddington 51 minutes), Reading 11.3 miles (London Paddington 29 minutes) and the soon to be opened Crossrail allowing direct access to the City, Canary Wharf, the West End and Heathrow. London Heathrow is around 34.6 miles away, Gatwick Airport 70.9 miles and Luton Airport 61.9 miles.

GOLF
Renowned golf courses can be found at The Springs, Goring and Streatley, Caversham, Reading, Huntercombe and Badgemore Park.
Rectory Farm House is Grade II listed, providing outstanding and flexible living and bedroom accommodation. Centred around the impressive Long Room, with its vaulted ceiling, the rooms are well laid out and include a large reception hall, library, study, cinema room, kitchen/breakfast room, sitting room and inner hall/study on the ground and raised ground floors. The first floor comprises two bedroom suites (one with en suite bathroom and the other an en suite shower room), a family bathroom serving two second floor bedrooms and the principal bedroom, which comprises of two further bedrooms, bathroom and dressing room.

The house also has an impressive indoor swimming pool with changing rooms, sauna and spa.
Ground Floor

First Floor

Second Floor

Reception Rooms/General Circulation Areas

Bedroom/Dressing Rooms

Bathrooms

Storage

Kitchen/Workshop/Utility/Plant

Approximate Gross Internal Floor Area:

Rectory Farm House: 1,083 sq m (11,660 sq ft)

Total (including Cottage, Lodge and Outbuildings): 1,552 sq m (16,714 sq ft)

For identification only, not to scale.
COTTAGE
A useful cottage, with sitting room, kitchen, bedroom and bathroom on the ground floor with a first floor bedroom and galleried landing.

ENTRANCE LODGE
At the end of the drive, the Entrance Lodge accommodation comprises a hall, sitting room, kitchen/breakfast room, two bedrooms and shower room.

Approximate Gross Internal Floor Areas:
Cottage: 97 sq m (1,045 sq ft)
Entrance Lodge: 74 sq m (800 sq ft)
Outbuildings: 298 sq m (3,209 sq ft)
Total (including House): 1,552 sq m (16,714 sq ft)

For identification only, not to scale. Buildings not shown in actual location/orientation.
Rectory Farm House is approached up a sweeping drive to the front of the house where there is ample parking and a Dovecote. Adjoining the cottage is a barn with stores and the driveway continues to a triple car port with further stores. Within the gardens there is a vegetable and cut flower garden, as well as orchard and the grounds open up with large open areas of lawn, ponds, a lake, tennis court and lime walk down to the River Thames, where there is a landing stage and boathouse with remote controlled electric doors.