



THE OLD SCHOOL ROOMS

NORTH STOKE ♦ SOUTH OXFORDSHIRE



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- ♦ Wallingford - 2.5 miles ♦ Goring on Thames – 4 miles
- ♦ Henley on Thames – 10 miles ♦ Oxford – 14 miles
- ♦ Reading – 10 miles ♦ M40 Junction 6 – 9 miles
- ♦ M4 Junction 12 – 13 miles

In the heart of this highly regarded South Oxfordshire village on the River Thames between Wallingford and Goring on Thames. A detached period property originally the village school c.1864 and now a unique 2 bedroom character home of significant quality and with an attractive private garden.

- ♦ Mid Victorian building of appealing period architectural style

- ♦ Vaulted Sitting/Dining Room with wood burning stove
- ♦ Kitchen

- ♦ Inner Hallway
- ♦ 2 Bedrooms
- ♦ Shower Room
- ♦ Rear Hallway

- ♦ Private Garden of approx. 45'



LOCATION

The small South Oxfordshire village of North Stoke occupies a tranquil setting by the River Thames, just downstream from the historic old market town of Wallingford which was granted a Charter by Henry II in the mid-14th century.

Over the years the village has seen little intrusive development, retaining much of its original peaceful charm, benefiting greatly by being set off the B4009 away from all through traffic. The main village street is in effect a cul-de-sac containing many period cottages and houses of differing architectural styles and character, some dating back to the 16th century, all contributing to the overall appeal and heritage of the village. The Parish Church dates back to the 13th century and boasts a Jacobean pulpit and 14th century wall paintings.

The historic Ridgeway Path runs through the centre of the village, having followed a route along the banks of the Thames from Goring continuing its journey up onto the Chilterns. The immediate local area has numerous footpaths and bridleways through the scenic surrounding countryside. On the fringe of the village is the Springs Golf Course which can easily be accessed on foot from the end of the village street.

The peaceful nature of the village belies its close proximity to an excellent road network, linking with the M4 and M40 motorways. For rail commuters there are stations at Goring on Thames, Didcot and Cholsey, all of which provide fast and regular services to Oxford, Reading and London (Paddington).

PROPERTY DESCRIPTION

This historic village building was built in 1864 as a Church of England School Room. The School finally closed in 1922 then becoming a Church Hall and latterly a part time shop and Post Office before being sold by the Church Commissioners in the early 1990's and becoming a private residence.

The building itself depicts the classic mid-Victorian architectural design and quality associated with this fine era having red brick work and superb diamond leaded windows set in smooth stone surrounds and sills under a pitched clay tile gabled roof with a scalloped design.

In 2014 the property was substantially restored and renovated together with a sympathetic extension to the rear. Major works included the complete reroofing with new felting, battens and insulation, new floors with insulation underneath, new drainage system, electrical rewiring, and re-plumbing with new "Megaflo" pressurised hot water system.

Internally the original character style has been carefully retained with arched openings and doorways reflecting the window design and new oak floors laid virtually throughout.

The Sitting Room provides a main feature with its vaulted ceiling, range of windows along one side, a Stable front door and with a cast log burning stove in the chimney breast. The custom fitted Kitchen is a further attraction with "Shaker" style units including a designer corner cupboard with wire shelving, Corian work surfaces, and a range of integrated equipment. Similarly the luxuriously appointed Shower Room with its walk-in Shower adds comfort and style complemented by underfloor heating.

OUTSIDE

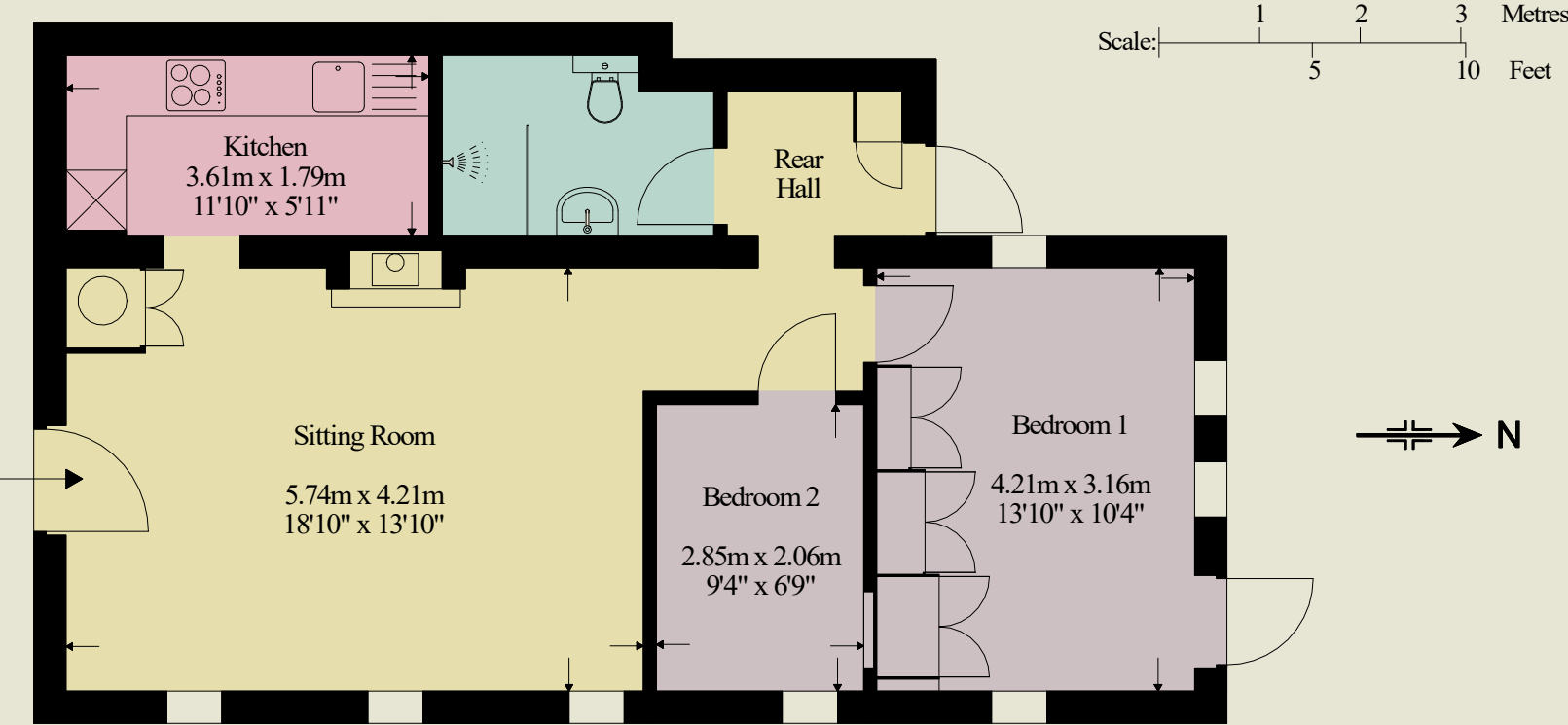
The Old School Room occupies a prominent corner position fronting onto The Street with a return frontage to Church Lane which runs along the side. Around the two frontages are wide lawned verges with flower beds.

To the rear is an attractively landscaped garden of approximately 45' which has been well planted and laid out with a circular paved terrace and matching circular lawn both surrounded by an interesting variety of shrubs and climbers together with a prominent Crab Apple tree. In addition there is a water feature and a wood store.



The Old School Rooms, The Street, North Stoke.

Approximate gross internal area 63.87 sq.m. 687 sq.ft.





GENERAL INFORMATION

Services: Mains water and electricity. Private drainage. Hot water from pressurised Megaflo tank fitted with immersion heater on cheaper "overnight" tariff.

Council Tax: B

Postcode: OX10 6BL

Energy Efficiency Rating: F / 37

Local Authority: South Oxfordshire District Council - Telephone: 01235 422422

DIRECTIONS

Leave Goring on the B4009 Wallingford Road. On reaching North Stoke in about 4 miles turn left for the main village along Cook Lane. Bear round the sharp right hand bend into The Street and The Old School Rooms will be found on the left hand corner just past the junction with Church lane.

VIEWING

Strictly by appointment through Warmingham & Co or Savills.

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 or Savills. 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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