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## DEACON COTTAGE, 1A DEACON FIELD, SOUTH STOKE, READING, OXFORDSHIRE, RG8 0JQ



- Detached house built approx 12 years ago
- Three double bedrooms, two bathrooms
- West facing rear garden
- Cul-de-sac location
- Well presented throughout
- Virtual tour available

Asking Price £650,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE GORING ON THAMES BRANCH ON 01491 873456



davistate.com



### PROPERTY DESCRIPTION

A three bedroom detached house built by the current owners approximately twelve years ago. The property offers accommodation over three floors with three double bedrooms and two bathrooms. Set within a small cul-de-sac with a West facing rear garden. EPC Rating C.

### LOCAL INFORMATION

The village of South Stoke, a designated area of outstanding natural beauty, lies on the River Thames between Goring-on-Thames and North Stoke in the southern-most part of Oxfordshire. Conveniently located within close proximity to Goring-on-Thames with its rail links to London (approx 45mins), Reading and Oxford. There is a regular bus service through the village to both Goring-on-Thames and historic Wallingford. The M4 and M40 are each a 25-minute drive away. With no through-traffic South Stoke is truly "villagey" with a 13th century Anglican church, popular pub/restaurant, primary school, village hall, recreation ground with fully-equipped play area and village shop. Many musical, theatrical and social events are organised throughout the year. The WI, the bell-ringers and the angling society all flourish. The village has its own slipway to the river Thames for boating enthusiasts.

### ACCOMMODATION

The hardwood front door opens into a spacious entrance hall with a WC and oak flooring throughout the ground floor. The kitchen/diner is fitted with a range of painted units with wooden worktops and integral appliances including a five ring gas hob, double ovens and dishwasher. The L-shaped room also provides dining space, and has double doors to the rear garden. The sitting room is rear aspect with double doors to the garden and a gas fire with wooden surround. A front aspect dining room/study completes the ground floor accommodation. A turning staircase leads to the first floor landing, with a utility cupboard with space and plumbing for stacking washing machine and tumble dryer. The main bedroom is front aspect with a full range of built in wardrobes and an en-suite shower room. There is another double bedroom to this floor with built in wardrobes and a family bathroom fitted with a bath with shower over. Another turning staircase leads to the top floor with a further double bedroom, filled with light and providing an attractive rear outlook over distant countryside.

### OUTSIDE SPACE

A block paved drive at the front provides off street parking. Gated access at the side leads to the rear.

At the rear, a large flagstone patio is adjacent, opening to a level garden laid with artificial lawn for easy maintenance. The garden faces West and is fully enclosed by timber fencing.

### LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council. Tax band E. Gas fired central heating, all mains services.



## CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

## MORTGAGES

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

## LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

## BUYERS INFORMATION

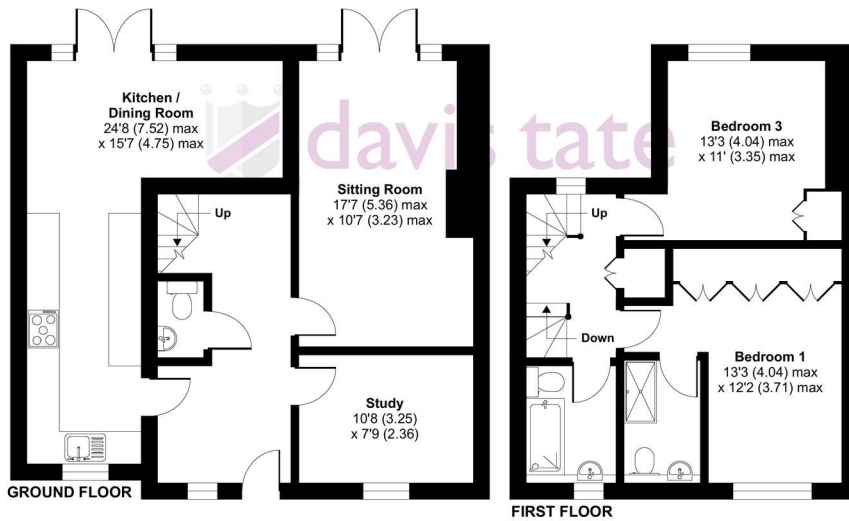
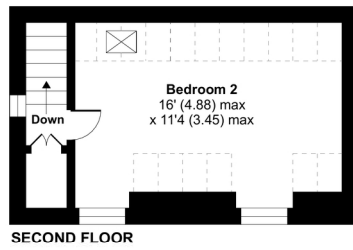
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.



Approximate Area = 1255 sq ft / 116.6 sq m  
Limited Use Area(s) = 59 sq ft / 5.5 sq m  
Total = 1314 sq ft / 122.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Davis Tate. REF: 1006217