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JESTERS, STOKE ROW, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 5QL



- Detached bungalow
- Four double bedrooms
- Beautifully presented throughout
- Spacious 24ft reception room
- South facing garden and generous driveway
- New build planning permission granted

Guide Price £1,000,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE HENLEY ON THAMES BRANCH ON 01491 412345



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PROPERTY DESCRIPTION

A beautifully presented four double bedroom bungalow with the added benefit of planning permission for a 3,000ft new build home. The property currently has a generous open plan living and dining room, kitchen breakfast room, two bathrooms, south facing garden and large driveway. EPC Rating E.

LOCAL INFORMATION

The pretty and thriving village of Stoke Row is located in the Chiltern Hills just 5 miles from Henley-On-Thames. Jesters is located in the centre of the village, surrounded by woodlands and nature walks. There is a popular primary school, two fine pubs, cricket and tennis clubs, a village shop/cafe, church and chapel and an unusual landmark, the Maharajah's Well.

An excellent range of leisure and shopping facilities including a Waitrose, cafes and specialist shops, can be found in nearby Henley. Henley railway station has good services to London with a single change at Twyford, where it connects with the mainline from Reading to Paddington. The Elizabeth Line allows direct access to the City, Canary Wharf, the West End and Heathrow. The area is well served for schools, both state and private, including The Oratory, Shiplake College, Reading Blue Coat and Queen Anne's in Caversham easily accessible. The M4 and the M40 are about 10 miles away and the M4 connects to the M3 and M25 motorway network. There is extensive walking, cycling and riding in the surrounding countryside.

ACCOMMODATION

With accommodation all on one level, the property is perfectly presented and well laid out, with public areas to one side and bedroom accommodation to the other. The house suits both downsizers and families alike with single-storey living creating a relaxed atmosphere.



The front door opens to a welcoming hallway with two practical storage cupboards. The main reception room is a stunning open space, very generous in size with wooden floors and multiple windows to different aspects creating a modern, light space. There are large French double doors out to the garden and a bay window to the front with white plantation shutters. There is ample space for multiple seating and dining areas. The kitchen is contemporary and sleek in style with distressed mirror tiled backsplash, white storage units and a full range of built in appliances. There is also space for a breakfast table with views over the garden and a further window bringing in yet more light. The main bedroom is calming, with views over the garden and built in large mirrored wardrobes. It includes an ensuite modern and fully tiled shower room with a walk in shower and double his 'n' hers basin. There are three further double bedrooms, one currently used as a study. From here there is also a utility space with a back door to the garden and space for washing machine and dryer. The family bathroom is matching in style to the ensuite but has a bath with a shower over. The property also includes a fully boarded loft with ladder for storage.

OUTSIDE SPACE

At the front, the house has parking for multiple vehicles on the gravel driveway. Secure tall gates combined with a high hedge make the front garden as usable as the back. There is a side lawn with a shed and access to the rear from both sides. The rear garden is secluded, south facing and an absolute delight. There is a spacious patio area with an outdoor kitchen built in, perfect for entertaining. There is a lawn and some mature planting. The garden further offers a pagoda covering a hot tub.





LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council tax band F. Mains electricity, water and drainage. Heating and hot water is via an oil-fired generator.

Planning permission is granted for application number P22/S1034/FUL. This allows a two-storey four bedroom home to be built on the site. Permission was granted in 2022. Full plans and CGI front image is included, further information is available, please contact Davis Tate.

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.

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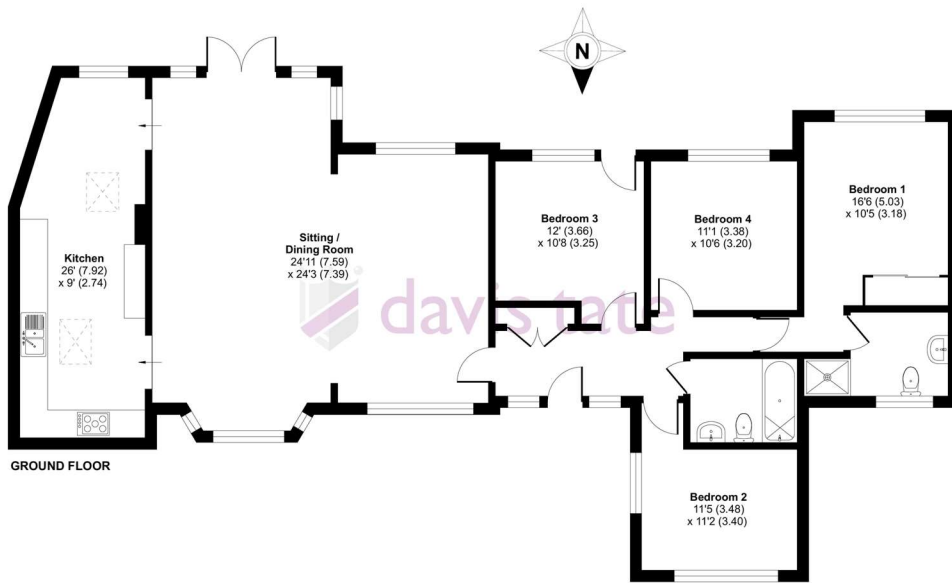
DISCLAIMER

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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.

Approximate Area = 1471 sq ft / 136.6 sq m
For identification only - Not to scale



 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rchecom 2024. Produced for Davis Tate. REF: 1077251