



sales | lettings | new homes | conveyancing | mortgages

GABLE END, STONOR, HENLEY-ON-THAMES, OXFORDSHIRE, RG9 6HE



- Well presented detached house
- Four double bedrooms
- Three spacious reception rooms
- Beautiful garden with views
- Driveway parking and double garage
- Desirable Stonor village location

Offers in Excess of £1,000,000 (Freehold)

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



davistate.com

Abingdon-on-Thames | Goring-on-Thames | Henley-on-Thames | Pangbourne | Reading | Twyford | Woodley

Davis Tate is a trading name, independently owned and operated under licence from LSLi Limited, by EADTL Ltd (company number 04405992), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.



PROPERTY DESCRIPTION

An immaculately presented four double bedroom detached house, located in the peaceful and pretty village of Stonor. The property benefits from three reception rooms, three bathrooms, a driveway with double garage and a beautiful rear garden with views over Stonor park. No onward chain. EPC Rating D.

LOCAL INFORMATION

Stonor is a beautiful village situated approximately 4 miles North of Henley-on-Thames, with excellent access to the M4 and M40. The Stonor Valley is very picturesque and is home to the magnificent Stonor Park, one of England's oldest manor houses, owned by the same family for over 850 years. The property's garden is adjacent to the park, affording it some lovely views. The surrounding area offers great opportunities for walking and cycling.

Stonor falls within the Trinity Primary School, Gillotts Secondary School and Henley College catchments. There is also a school bus. Henley offers a comprehensive range of shopping, and recreational facilities including the Kenton Theatre, the Hotel du Vin, the Regal Cinema, and River Thames. Trains to London Paddington from Henley take approximately 50 minutes via Twyford, whilst faster train services can be accessed at Reading.



ACCOMMODATION

The property begins with a bright porch with built in bench seating. The front door opens to a hallway with wooden flooring. The main reception room is an open plan living and dining room with views over the garden from multiple windows. There is an open fireplace set inside a stone mantel and French doors outside. The kitchen can be accessed from the living room or the hallway, creating a nice flow. The kitchen is modern in style and very well fitted with multiple storage options and granite worktops. The built in appliances are Miele and include a built in microwave, warming drawer, full height fridge and freezer, additional freezer and dishwasher. The kitchen has supplementary underfloor heating and a side door to both the garage and the side return. There is a comfortable breakfast area with built in bench seating opposite French doors to the patio. The ground floor is completed with a modern guest w.c. featuring a glass bowl sink.

The staircase has glazed balustrade allowing light from angles to reach the spacious landing. The main bedroom suite is spacious. It has a dressing area with built in wardrobes and double aspect windows to the gardens. The ensuite has a walk-in shower and underfloor heating. There is a guest suite which also enjoys multiple aspects and a wall of wardrobes. The ensuite is a bath with shower over with underfloor heating. The room has plenty of space for a relaxed and light seating area. There are two further double bedrooms, both with wardrobes, sharing a family bathroom with a bath with shower over. The first floor also includes a useful utility room, fitted with space for a washing machine and tumble dryer and a large walk in cupboard. The property includes a loft which is boarded for storage.



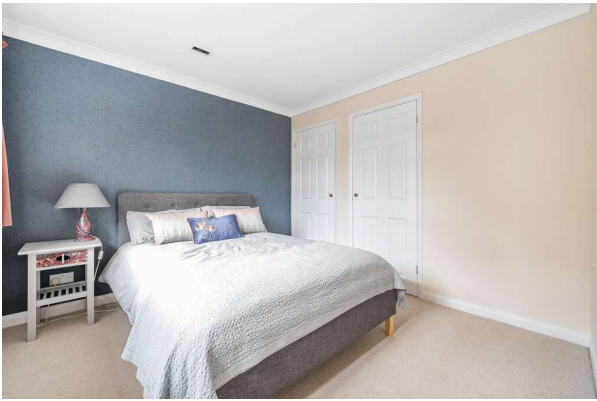
OUTSIDE SPACE

The front of the property has a large gravel driveway with parking for multiple vehicles. There is a pretty front garden behind the traditional brick and flint wall to the road. The house has a double garage with an electric up and over door. This is fitted with a handy utility area with a sink and a door through to the kitchen.

The rear garden can be reached via a secure side gate leading to a wider than usual paved side return. This houses a purpose-built small boiler room. The patio continues around to the rear of the property to provide an alfresco seating area with enviable views over the garden and park beyond. The landscaped garden is absolutely delightful. There are mature borders and a stone path leading around well-kept beds with a central flowering tree. The back third of lawn is a wild meadow. There is a greenhouse with water and power, a separate storage shed and an additional storage bunker at the top of the garden.

LOCAL AUTHORITY and SERVICES

South Oxfordshire District Council, tax band G. Mains electricity and water connected. Sewerage is via a septic tank. Heating and hot water are provided by a newly fitted oil-fed boiler.





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. Other important information which you need to know about this property can be found at davistate.com

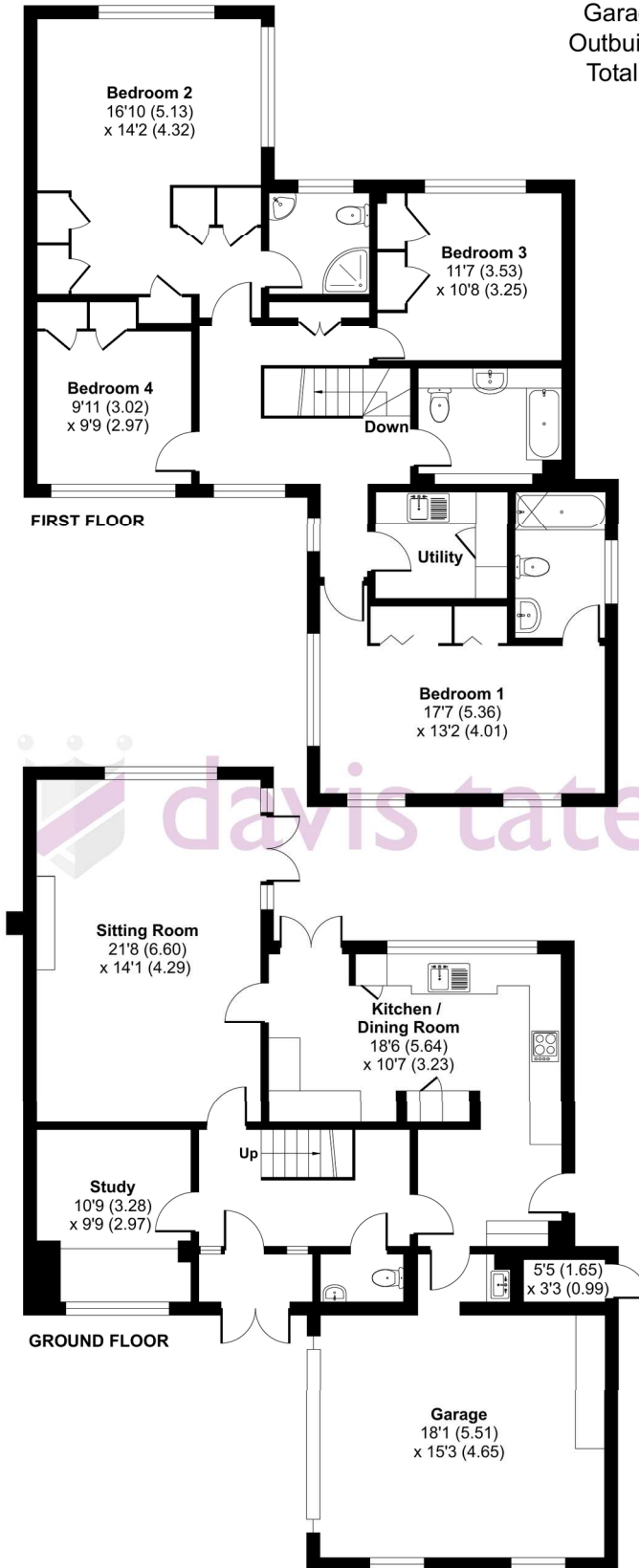
BUYERS INFORMATION

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 = 1996 sq ft / 185.4 sq m
 Garage = 276 sq ft / 25.6 sq m
 Outbuilding = 14 sq ft / 1.3 sq m
 Total = 2286 sq ft / 212.3 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 2024. Produced for Davis Tate. REF: 1104008