

**8 CHAPEL CLOSE, SOUTH STOKE, READING,
OXFORDSHIRE, RG8 0JW**



- **Four/Five Bedroom Detached House**
- **Cul de Sac Location**
- **Private Garden with South & East Aspects**
- **Planning Permission for New Front Porch**
- **Stunning Main Bedroom with Vaulted Ceiling En-suite & Dressing Room**
- **Conveniently Located for Countryside & River Walks**

Asking Price £825,000 (Freehold)

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



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PROPERTY DESCRIPTION

Tucked away at the end of a cul-de-sac this tastefully presented detached family home benefits from a generous and private rear garden, with a South and East facing aspect. The property is set within the heart of the village, with countryside walks, access to the River Thames and primary school just steps away. The house offers flexible accommodation with four/five bedrooms, as well as planning permission to add a porch and re-configure the front entrance. The accommodation includes: entrance hall, WC, sitting room, modern kitchen/diner with island, utility room, conservatory, main bedroom with en-suite and dressing room (or bedroom 5), three further bedrooms, beautifully re-fitted family bathroom and double garage/workshop. 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.



OUTSIDE SPACE:

Shared gravelled drive leads to off street parking and the double garage. There is an EV charging point. Gated access leads to the garden. The garden is a wraparound L-shaped space located to the rear and side, offering both a South and East aspect. There is a flagstone patio adjacent, opening to a garden laid to lawn. The mature garden offers evergreen hedge and a variety of bushes providing for a real sense of privacy. The garden is fully enclosed, and there are two sheds (one metal and one timber). The double garage has dual up and over doors (agent's note: one of the up and over doors has been blocked with a stud wall but remains in situ). The garages have a stud partition wall between to create a workshop space, and both have light and power, with an integral door to the utility room.

ADDITIONAL INFORMATION:

South Oxfordshire District Council. Tax band E. Gas fired central heating, all mains services. The property benefits from planning permission granted to reconfigure the front entrance to create a porch with a pitched roof and re-site the WC. The full permission can be accessed on the SODC planning portal using reference P22/S1998/HH.





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

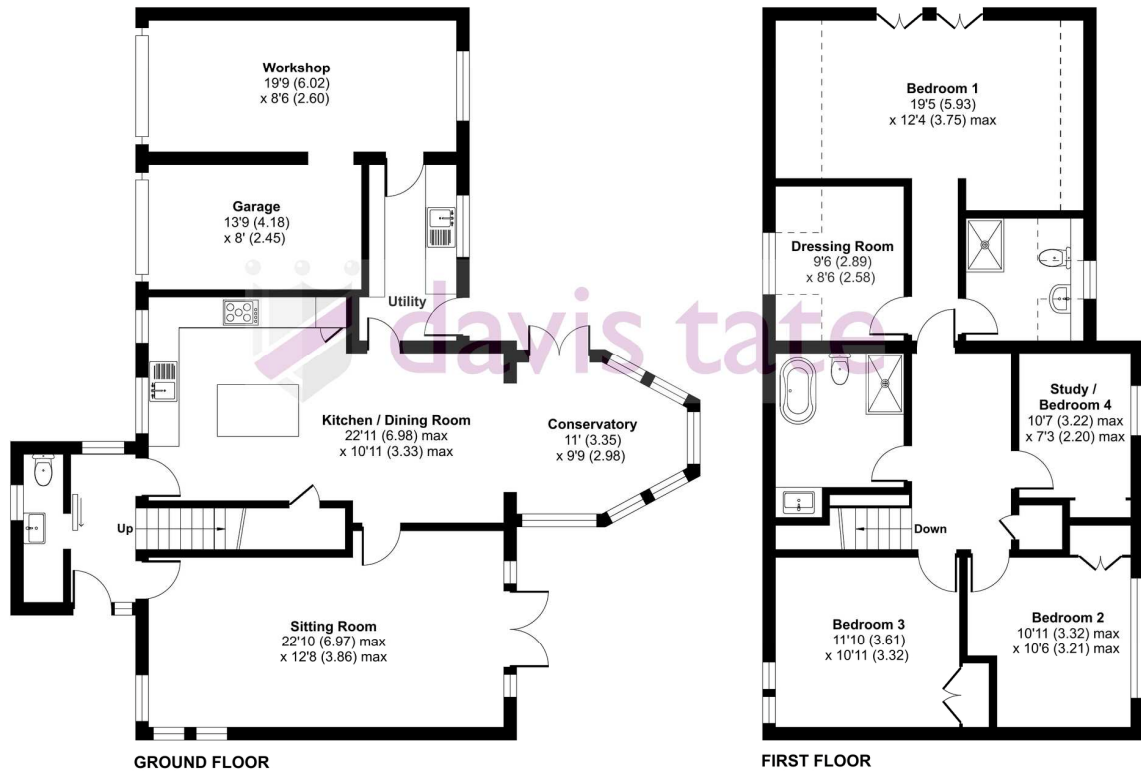
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of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

Approximate Area = 1736 sq ft / 161.2 sq m
Limited Use Area(s) = 87 sq ft / 8 sq m
Garage = 291 sq ft / 27 sq m
Total = 2114 sq ft / 196.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1109398