



sales | lettings | new homes | conveyancing | mortgages

## 6 CROSS KEYS ROAD, SOUTH STOKE, READING, OXFORDSHIRE, RG8 0JU.



- **Extended Three Bedroom Cottage**
- **Popular Village Setting**
- **Frontal Views**
- **Kitchen-Dining Room**
- **Block Paved Driveway**
- **Private Courtyard Garden**
- **Two Reception Rooms**
- **Three Bathrooms**

### Asking Price £535,000 (Freehold)

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



davistate.com

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

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## PROPERTY DESCRIPTION

A extended and former farmers cottage with frontal views, this nicely presented three bedroom semi detached home is set within the popular village of South Stoke, offering flexible accommodation to the ground floor. EPC Rating D

## 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, popular pub/restaurant, primary school, village hall, recreation ground with fully-equipped play area and village shop.

## ACCOMMODATION

Entrance hall, sitting room with fireplace, country style kitchen leading to the conservatory currently used as the dining area, study, utility room and shower room. To the first floor there are two double bedrooms and family bathroom, second staircase to the main bedroom with en-suite shower room.

## OUTSIDE SPACE

A private and enclosed courtyard garden to the rear, offering low maintenance and a pleasant setting for Al fresco dining. Paved area with flower beds, garden shed and potential are for a small veg or kitchen garden. To the front there is block paved driveway offering parking for three cars.

## LOCAL AUTHORITY and SERVICES

South Oxfordshire Council, Tax Band C, All main 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. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

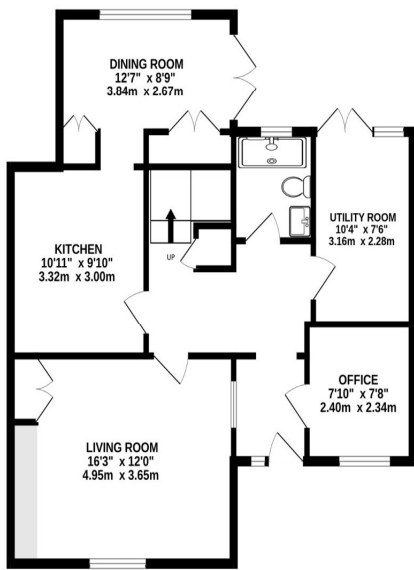
## BUYERS INFORMATION

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.

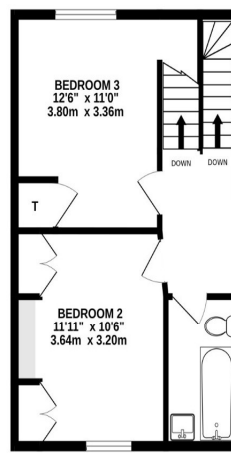
## REFERRAL FEES

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.

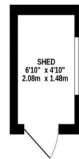
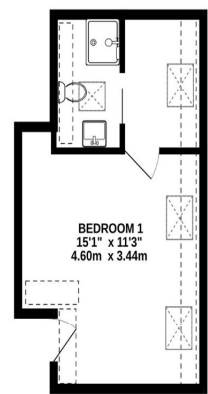
GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA: 1410sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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