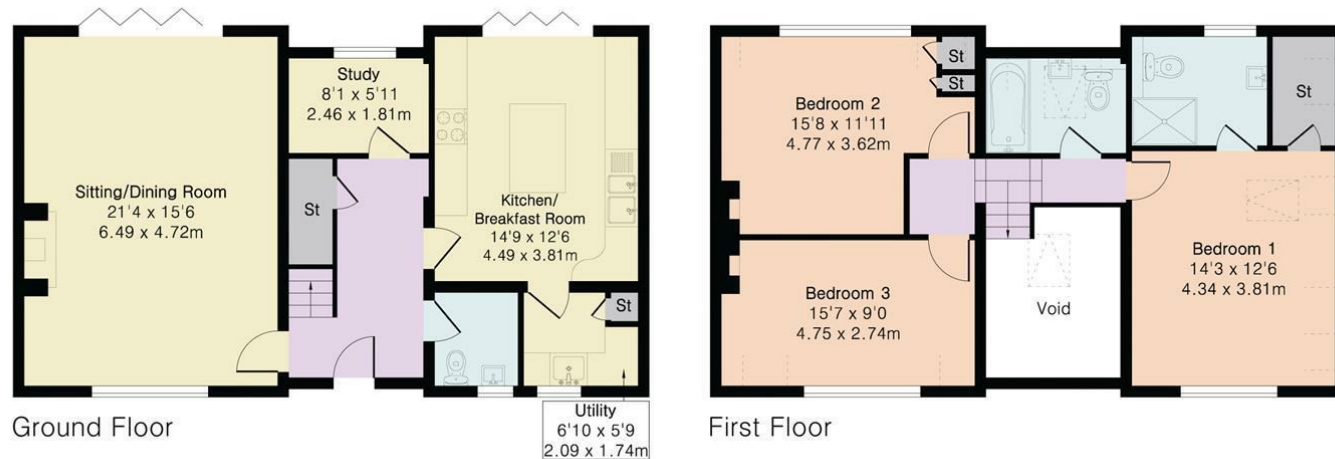


Approximate Gross Internal Area 1498 sq ft - 140 sq m

Ground Floor Area 749 sq ft – 70 sq m

First Floor Area 749 sq ft – 70 sq m



**Guide Price
£825,000**

South Stoke, Oxfordshire

A beautiful period cottage, thoughtfully renovated and extended approximately 10 years ago.

- Beautiful Extended Period Cottage
- Fantastic Kitchen Breakfast Room
- Generous Lounge With Bifold Doors
- Principal Bedroom Suite
- Two further Bedrooms & Bathroom
- Exquisite Garden
- Parking

A three bedroom period home, perfectly finished, in this highly desirable village.

- Goring 2 miles
- Wallingford 4.5 miles
- Henley-on-Thames 14 miles
- Reading 12 miles
- Oxford 17 miles
- Heathrow 36 miles

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



3 Freedom Cottages

The cottage is a beautiful character home believed to date back to the early 1900s. It was completely renovated and extended approximately 10 years ago, with a number of further improvements made by the current owners.

It is now a stunning home that seamlessly blends period features with stylish modern fittings, including engineered oak flooring, oak doors, and underfloor heating.

The entrance hall, with its vaulted ceiling, creates a true sense of arrival. The kitchen is fitted with a range of floor and wall-mounted units, granite work surfaces, and island with a breakfast bar, and integrated Bosch appliances. There is also a utility room and a cloakroom. The sitting room is generously proportioned, featuring a wood burning stove with stone surround, a slate hearth, and bi-fold doors that open onto the garden.

Upstairs, the principal bedroom benefits from an en-suite shower room. There are two further double bedrooms, both featuring original cast iron fireplaces, and a further bathroom.

Outside

To the front of the cottage, a paved driveway offers parking for two vehicles. The rear garden is a standout feature, thoughtfully landscaped by the current owners with classic flowering perennials. Bi-fold doors from both the lounge and kitchen open onto a recently installed stone terrace that spans the full width of the house.

Services

All Mains Services connected.
South Oxfordshire District Council: Band E.
EPC Rating: C.



Location

South Stoke is a charming riverside village nestled between Reading and Oxford, where visitors can enjoy a wide choice of restaurants, theatre options and shops. With its period cottages, scenic countryside, and the popular Perch & Pike pub, it offers classic village life. Surrounded by the Chiltern Hills and Berkshire Downs, it's perfect for outdoor enthusiasts. Henley-on-Thames is a 25 minute drive away and plays host to the world famous boating event, Henley Regatta, each summer.

Nearby Wallingford is an historic market town known for its castle ruins and offers an excellent selection of amenities. Just minutes away, Goring offers delightful independent coffee shops, a butcher and delicatessen. This lively welcoming community also organises annual events to celebrate the arts. From here Goring & Streatley railway station offers fast and direct rail links to London.

Directions

Postcode: RG8 0JH

[what3words///branch.verb.scarves](https://www.what3words.com/branch.verb.scarves)

Viewings

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Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.