

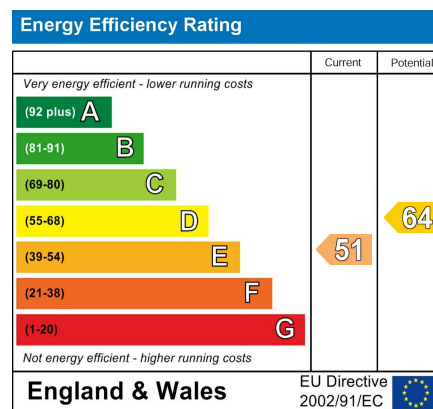


Moonrakers

Approximate Gross Internal Area 381.95 sq m / 4111.27 sq ft
Ground Floor Area 209.65 sq m / 2256.65 sq ft
First Floor Area 172.30 sq m / 1854.62 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Guide Price
£2,250,000

Stoke Row, Oxon, RG9 5NX

In a private, rural setting, a unique, architect designed house with 12 acres of woodland and garden, and views across fields.

- Private woodland setting
- 6 Bedrooms
- 3 Bathrooms
- Over 4000 sq ft
- Mature gardens of over an acre
- Long driveway
- Managed woodland, about 11 acres

Quietly and privately situated country house

- Henley-on-Thames 6.5 miles
- Reading 8 miles
- M4 (J11) 10 miles
- Wallingford 8 miles
- London 44 miles
- Heathrow Airport 30 miles



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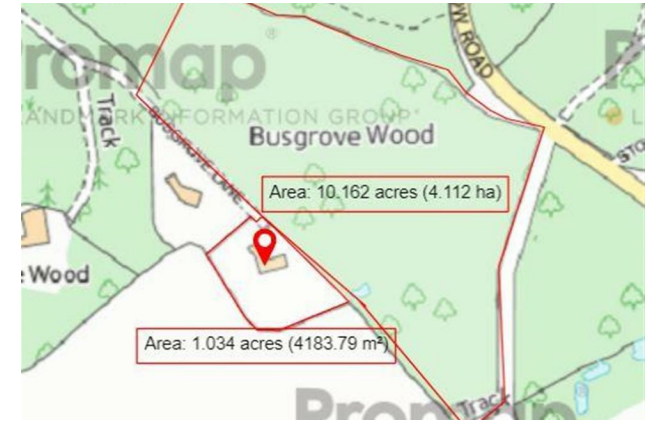
Accessed down a long driveway which curves through woodland, Moonrakers is a wonderfully situated house, architect designed in the 1960s and subsequently extended. The gentle garden setting is full of rhododendrons and magnificent mature oak and beech trees, yet with sunny corners and an open aspect to the south.

With over 4,000 sq ft, Moonrakers is a wonderfully generous family home with spacious reception rooms including a sitting room, family room, study and dining room. Upstairs, there are six bedrooms and three bathrooms, all with lovely views over fields or woodland. The house has been extended over the years and there is further scope for extension or reconfiguration, subject to the usual consents. An extremely quiet location, away from major roads, the property includes 11 acres of Busgrove Wood, an enchanting setting with owls, red kites and all manner of wildlife in the surrounding countryside.

Agent Note: The land registry address for the property is Moonrakers, Busgrove Lane, Stoke Row, Oxfordshire and the property benefits from a second right of way to access the house from Busgrove Lane.

Location

Located just 5 miles from Henley-on-Thames, the pretty village of Stoke Row has an unusual number of amenities including a village shop and café, a garage and two well-regarded pubs, The Cherry Tree and The Crooked Billet gastropub, all within a short walk. There is a popular primary school, lovely old church and the unique and historic Maharajah's Well, again within a short walk. An excellent range of leisure and shopping facilities including a Waitrose, coffee and specialist shops, can be found in nearby Henley and Wallingford.



Henley railway station has good services to London, Paddington via Twyford, or via Reading station (23 mins) connecting to the City and Canary Wharf via the Elizabeth Line. 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, all easily accessible. The M4 and the M40 are about 10 miles distant and the M4 connects to the M3 and M25 motorway network. Stoke Row village has a sports pavilion with two hard tennis courts and a cricket pitch. The village lies in the Chilterns AONB and there are many miles off road walking and cycling direct from the house.

Services

Mains electricity and water. Oil fired central heating. Private drainage. South Oxfordshire District Council, Tax Band G. EPC Rating: E

Directions

Postcode: RG9 5NX

What3Words:

\\locate.pairings.shakes (front door)

\\expired.advances.clarified (gate)

Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

Tel: 01491 411911
Email: henley@robinsonsherston.co.uk

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.