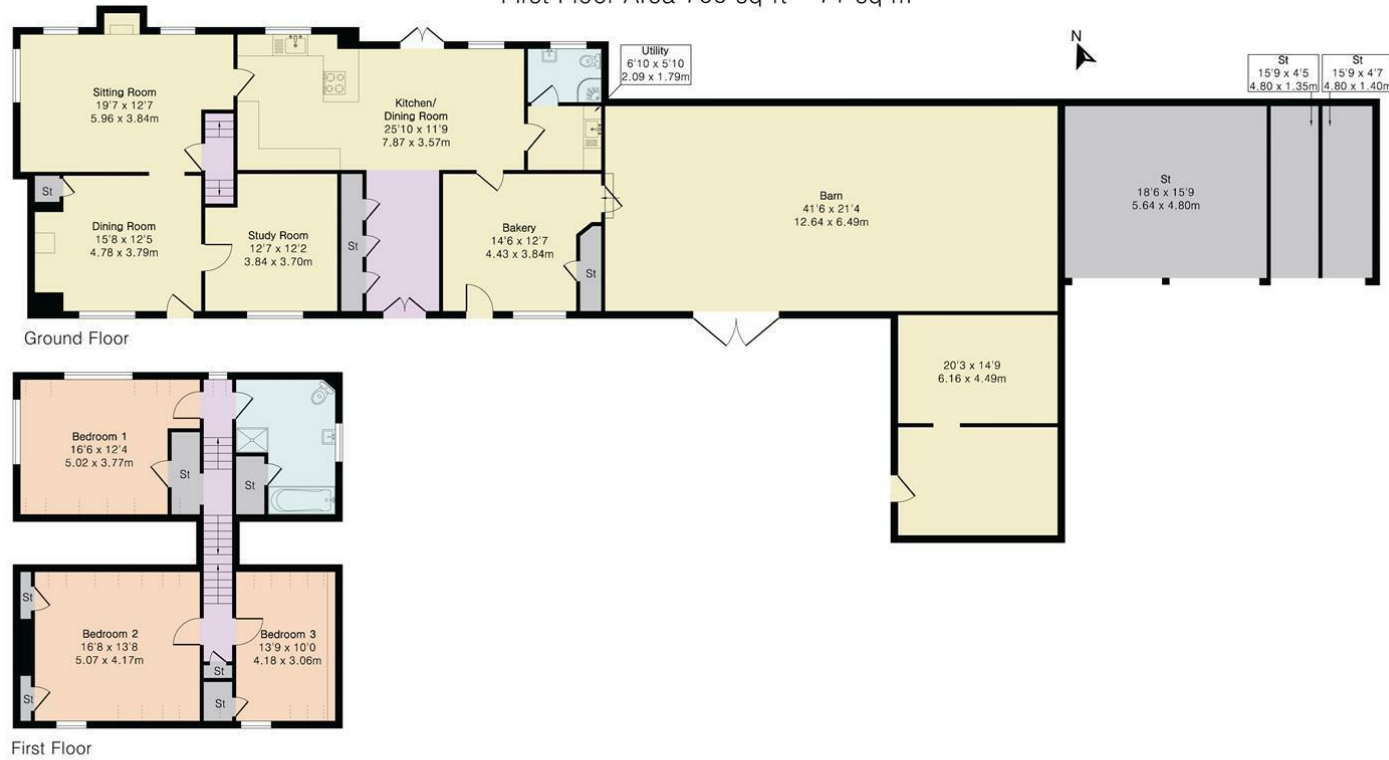


Approximate Gross Internal Area 3614 sq ft - 336 sq m

Ground Floor Area 2848 sq ft – 265 sq m

First Floor Area 766 sq ft – 71 sq m



Guide Price
£2,495,000

Stoke Row

On the market for the first time in over 42 years, Stag Farm is comprised of a pretty Grade II Listed farmhouse with substantial outbuildings, set in around 7.6 acres.

- Farmhouse in 7.6 acres
- Grade II Listed
- Exceptional coutry views
- Located in the heart of the village
- Apple orchard
- Agricultral land
- Huge scope for renovation
- Walking to local school, shop and pub

**Period Grade II
Listed Farmhouse**

- 📍 Henley-on-Thames 6 miles
- 📍 Reading 8 miles
- 📍 M40 (J6) 10 miles
- 📍 M4 (J6) 16 miles
- 📍 London 40 miles
- ✈ Heathrow 29 miles



Stag Farm

The setting of Stag Farm is unique, with beautiful views over rolling countryside - yet the location is in the heart of the sought-after village of Stoke Row, just off the village green.

The farmhouse has a wonderfully traditional feel and sits in an elevated position which gives commanding views over its land. Attached to the house is a large barn, with beautiful beam work. This area in particular provides huge scope for extending the main accommodation and transforming the farmhouse into a substantial country house. This would be subject to the usual planning process.



The Land

To the front of the farmhouse is a long drive through the beautiful orchard planted with several varieties of apple, cherry, pear and plum trees. There is a part-walled garden with herbaceous flower borders and a large area of lawn. The majority of the land lies to the north and east and is divided into fenced and gated paddocks.

Currently there is a flock of ewe lambs grazing the land. The fields stretch down a gentle hill between Newlands Lane and Nottwood Lane. In all, the land and garden amount to 7.6 acres.

Location

The village of Stoke Row lies 7 miles west of Henley-on-Thames. Renowned for its community and quintessential village feel, there is a community run sports pavilion, with tennis and cricket clubs. There is a local primary school and, just outside the village in Highmoor, a nursery.

The village hall and pavilion each host Yoga and Pilates classes.. In the centre of the village is a popular coffee shop and deli. There is a local garage and two well-regarded pubs/restaurants.

For schooling there is Langtree secondary school, The Oratory School and Prep, also closeby are Moulsoford and Cranford House Schools.



Services

Mains electricity water and drainage. Oil fired central heating and solar panels.
South Oxfordshire District Council, Tax Band F (working farm)
EPC exempt Grade II Listed.

Directions

Post code: RG9 5PS What3Words:///panthers.propelled.gates

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.