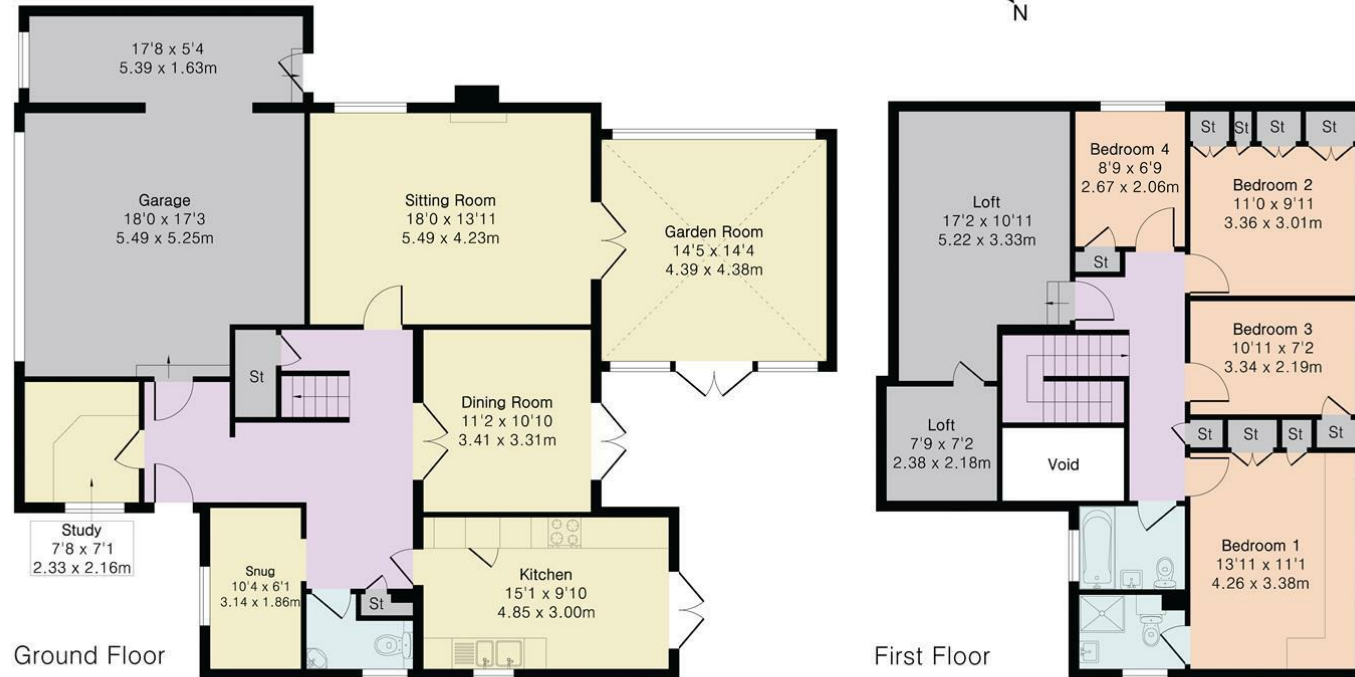


**Approximate Gross Internal Area 2437 sq ft - 226 sq m  
(Including Garage)**

Ground Floor Area 1520 sq ft – 141 sq m  
First Floor Area 917 sq ft – 85 sq m



**Guide Price  
£945,000**

**Stonor**

A well-proportioned family home set in the heart of the Stonor Valley, with generous living space and lovely country views.

- Bright, versatile interiors with four reception rooms
- Kitchen and breakfast area overlooking garden
- Four bedrooms, 2 bathrooms (1 en suite)
- Landscaped garden with terraces and open outlook
- Double garage with workshop

**Four bedroom  
village house with  
potential to  
remodel (STC).**

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

- Henley-on-Thames 4 miles
- Marlow 11 miles
- Reading 12 miles
- M40 (J5) 9 miles
- London 41 miles
- Heathrow 35 miles





## Aquila

This light and spacious property offers flexibility, bright interiors and a choice of reception spaces. There is a lovely mature garden with uninterrupted views over open fields.

The galleried entrance hall has a central staircase, creating an immediate sense of space. To the front lies a fitted study and a separate snug, ideal as a TV room or home office. The principal sitting room, with a fireplace and double doors, leads into the conservatory — a light-filled space with garden views and access to the terrace. A formal dining room, also opening to the garden, provides the perfect setting for entertaining.

The kitchen is fitted with granite worksurfaces and integrated appliances, and there is a breakfast area with double doors to the terrace and garden. The ground floor also has a cloakroom, plenty of storage cupboards and direct access to the double garage and workshop.

Upstairs, the main bedroom has fitted wardrobes, views across the fields and an en-suite shower room. Two further double bedrooms with built-in wardrobes, a fourth bedroom and a family bathroom complete the first floor. There is also a large walk-in storage room and loft storage.

### \* Agent's Note

There is tremendous potential to create a more open plan kitchen/breakfast room by knocking through to the dining room. The integral garage also offers potential to create additional living space. Upstairs, there is a large loft space which could be utilised as an additional bedroom or dressing room. The exterior would lend itself to a New England style makeover (as per CGI). All subject to the usual consents.

## Outside

The property is set back behind a lawn with a driveway leading to the double garage. To the rear, the private garden is designed for year-round enjoyment, with three distinct seating areas positioned for sunlight and views. Mature planting and lawn blend into open fencing, allowing uninterrupted views across the adjoining fields.



## Services

Mains water and electricity connected. Oil fired central heating. Private drainage.

South Oxfordshire District Council, tax band G.

EPC Rating: D.

## Situation

Stonor is one of Oxfordshire's most picturesque villages, situated within a designated AONB and surrounded by rolling countryside. The valley is home to the historic Stonor Park, one of England's oldest manor houses, and provides endless opportunities for walking, cycling and exploring.

Henley-on-Thames lies just four miles south, offering a vibrant mix of restaurants, boutiques and cultural attractions, including the Kenton Theatre, Regal Cinema and the annual Henley Regatta and Festival. The town also provides excellent schooling options and rail connections to London, Paddington via Twyford in around 50 minutes, with faster services from Reading. Both the M4 and M40 are within easy reach.

## Directions

Postcode: RG9 6HB What3Words: ///waltzed.hazelnuts.bibs

## Viewings

Tel: 01491 411911

Email: [henley@robinsonsherston.co.uk](mailto: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.*