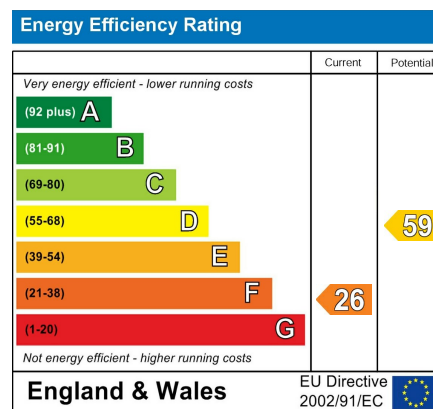


**Approximate Gross Internal Area 2426 sq ft - 225 sq m  
(Including Garage)**

Ground Floor Area 1285 sq ft – 119 sq m

First Floor Area 815 sq ft – 76 sq m

Garage Area 326 sq ft – 30 sq m



**Guide Price  
£1,150,000**

**Busgrove Lane, Stoke Row**

Well-proportioned three-bedroom house in the heart of Stoke Row

- Village location
- Detached
- Three Bedrooms
- Principal bedroom with ensuite
- Three reception rooms
- Gated parking
- Double garage
- Private garden

**Detached 3  
bedroom home  
in village  
location**

- Henley 7 miles
- Wallingford 7.5 miles
- Reading 9.2 miles
- Oxford 20 miles
- London 44 miles
- Heathrow 44 miles





## Beechcroft

The house combines character with practical family living. At the heart is a spacious kitchen with flagstone floors, modern cabinetry, a Smeg cooker and a separate utility room. Living spaces are well balanced: a large family room with garden access, a cosy sitting room with wood burner, and an easy flow through to the dining room and conservatory, making a generous space for entertaining.

Upstairs, the landing opens onto three double bedrooms. The principal room is especially versatile, with windows on two sides, an en suite bathroom and plenty of space for a dressing area or walk-in wardrobe. The other two doubles share a family bathroom, with useful storage built in along the landing.

## Outside

The house sits back from a quiet country lane, screened by mature trees and shrubs. A gated drive provides plenty of parking, with a small lawn by the family room. To the rear, the enclosed garden is mainly lawn, edged with established planting, and wraps around to meet the garage. A patio sits beside the conservatory, with a hot tub tucked in behind.

The double garage has a loft with windows and its own access to the garden. There is scope to convert the garage into an annexe (STP)

## Location

Stoke Row is a classic Chilterns village with a strong sense of community, country pubs and miles of countryside walks. The village primary school is well regarded, with good state options in Henley and a wide choice of independents close by, including The Oratory, Cranford House and Pangbourne College.



Henley-on-Thames is only a short drive away, offering riverside charm, great schools and the buzz of a market town. Alongside strong state options, there are well-regarded independents such as Rupert House and St Mary's, with Shiplake College, Queen Anne's and Reading Blue Coat nearby for older students. Between Stoke Row and Henley, families get a mix of village life, excellent education and easy access to town.

## Services

Mains water, drainage and electrics. LPG fired central heating EPC F  
South Oxfordshire District Council - Tax Band F

## Directions

Postcode RG9 5QB What3Words ///earphones.green.upwards

## Viewings

Viewing by prior appointment with Robinson Sherston Henley office.

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.*