



Orchard House, Cox's Lane, Stoke Row, Henley-on-Thames  
S Oxon, RG9 5QG

£1,395,000

Beville  
ESTATE AGENCY



- Detached family residence
- Five bedrooms
- Sold with no onward chain
- Highly sought after village location
- Four reception rooms
- Presented in excellent condition
- Detached double garage
- Three bathrooms
- Established 0.25 acre plot

Spacious immaculately presented detached five bedroom family residence, well positioned in a delightful 0.25acre plot, overlooking neighbouring Maharaja well orchard, set in the heart of this highly sought after village. EPC: C

Built in 1993 it has been occupied by the current owners from new. Accommodation includes; entrance hall, 20ft sitting room, dining room, 20ft x 15ft drawing room, cloakroom, comprehensively fitted 24ft fitted kitchen/ breakfast room with integral appliances & part vaulted ceiling, utility room, galleried first floor landing, 15ft bedroom 1 with ensuite shower room, guest bedroom with ensuite shower room, two further double bedrooms, bedroom five & family bathroom.

Noteworthy features include; PVCu double glazing to all windows and doors, oil fired central heating with condensing Worcester boiler, ample fitted cupboards, fitted alarm, off road parking, detached double garage with eaves storage (potential for conversion), established and well maintained gardens.

#### OUTSIDE

The property occupies a delightful, private plot of 0.25 acre.

To The Front Of The Property wooden five bar gate gives access to gravel drive, leading to detached double garage, providing ample off road parking, Covered Entrance, garden laid mainly to lawn, enclosed with mature hedging, including beech, well stocked flower & shrub beds & borders, outside light, gated entrance on both sides to:

To The Rear Of The property is a private & secluded garden. Extensive paved terrace with low brick retaining wall, outside light, outside tap. Garden laid mainly to lawn, fully enclosed with mature hedging & close board timber fencing, well stocked flower & shrub beds, timber decking with timber summer house.

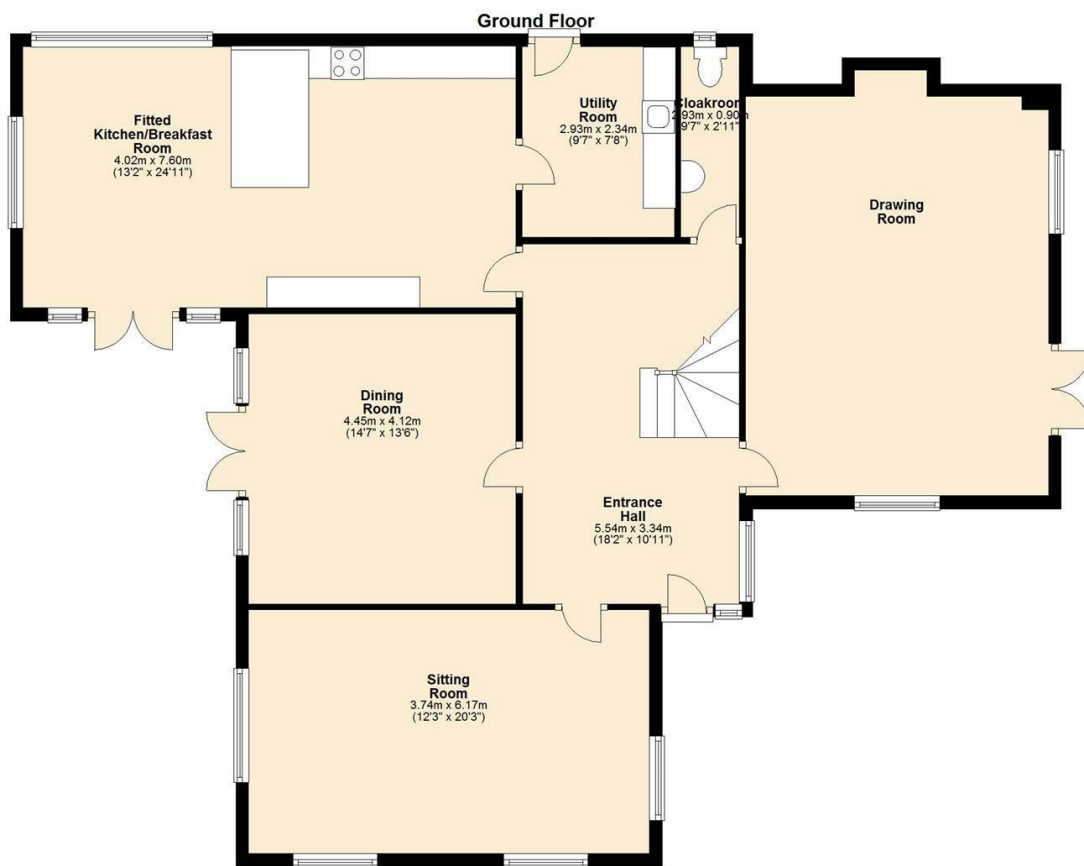
Council Tax Band: F

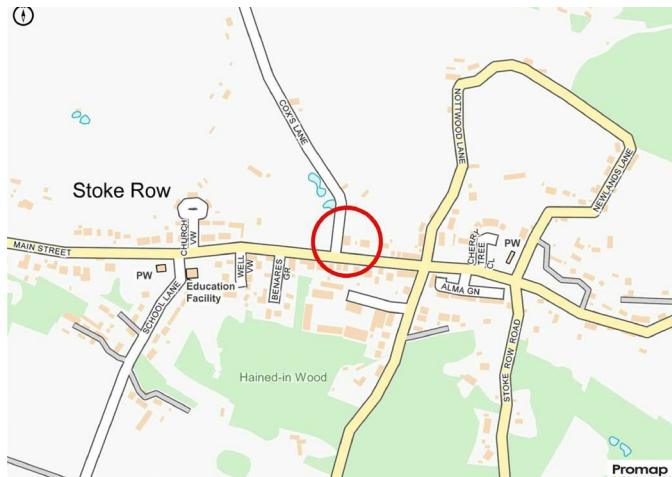
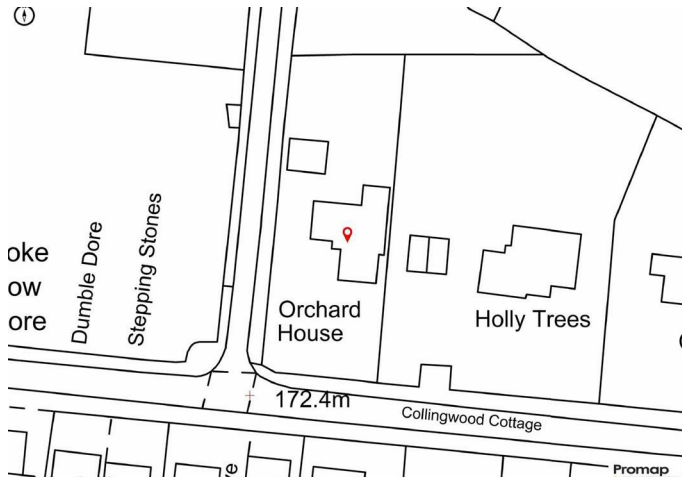
Total Floor Area: 2569sqft (239m2)


Services: Mains electricity, water & drainage.

Stoke Row is a highly regarded village, within an Area Of Outstanding Natural Beauty (AONB), on the edge of the Chiltern Hills. It is served by a local shop, public houses, restaurant and garage and is conveniently located within easy distance of both Henley and Reading town centres. There is easy access to M4 motorway at Reading or Maidenhead Thicket and M40 at Watlington

The area has good communication and commuting links, London Paddington is less than 30 minutes from Reading Railway Station. Crossrail, two Elizabeth Line trains an hour, will allow passengers to travel right through central London from Reading station without having to change trains.





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 	

## Directions

From our offices in Sonning Common, turn left onto the B481. At the top of Gravel Hill turn left into Stoke Row Road. Proceed for approximately two miles and on reaching the T junction turn left into Main Street, after approx. 400yds turn left into Cox's Lane, whereupon the property is on the right hand side.

Beville Estate Agency has not tested any apparatus, fittings or services and so cannot verify they are in working order. Measurements and distances referred to are given as a guide only and no responsibility is taken for any error, omission or mis-statement in these particulars. The Buyer is advised to obtain verifications from his solicitor or surveyor.