



Stoney Croft

Whitchurch on Thames, Oxfordshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A substantial, Arts & Crafts period, country house positioned to enjoy breathtaking views

A 1930's country house, offering nearly 7,000 sq ft of living accommodation across three floors and generously proportioned reception space. Situated within 14.8 acres and simply stunning southerly views across the Thames Valley bottom.



4 RECEPTION ROOMS



7/8 BEDROOMS



8 BATHROOMS



DOUBLE GARAGE / WORKSHOP



14.9 ACRES



FREEHOLD



RURAL



8,237 SQ FT



**GUIDE PRICE
£3,950,000**



The property

Stoney Croft is a unique and significant, Arts & Crafts inspired, 1930s country house that has been significantly altered and improved by the current owners during their 15 year ownership. With a commanding position to appreciate stunning views, it's conveniently located on the edge of the pretty Oxfordshire village of Whitchurch on Thames, well connected for transport links and close to pubs, shops and other facilities.

Downstairs, what was historically a rather impractical layout has been re-imagined to now offer four, distinct, spacious and flexible reception rooms, of which three capture those rear facing views. The more formal drawing room with feature fireplace measures over 500 sq ft and the current dining room has bi-fold doors out onto a terrace. There is sizeable open plan, contemporary kitchen with a long, 'L shaped' central island, Gaggenau steam oven, stainless steel Wolf range cooker, large American Sub-Zero fridge/freezer and a walk-in pantry. Nearly the entirety of the rear wall of the kitchen consists of a bi-fold doors

that when open lead directly onto a raised terrace for perfect outdoor dining. As well as separate boot and utility rooms, next to secondary access is a back hallway providing direct access to a double garage, boiler room and large workshop and store. A back staircase from this hallway leads upstairs to two bedrooms, two bathrooms and a dressing room which have a useful privacy and independence from the main house whether for staff, teenage children or longer staying guests.

Upstairs there are five double bedrooms on the first floor, all with en-suite bathrooms. The principal bedroom is notable for a walk-through dressing room area and grand en-suite bathroom with a large shower and separate bathtub. The second floor was more recently converted to now provide over 550 sq ft with a shower en-suite, storage space and potential to be a playroom, bedroom or very grand dressing room.







Outside

Accessed via a gated driveway, a driveway leads down through a shallow wooded area and provides parking for numerous vehicles with a double garage. There is an immediate feeling of privacy from neighbours and nearly the entirety of the just shy of 15 acres of grounds extends directly south from the rear of the property. The arguably unrivaled and unhindered views across your land down towards the Thames and across the valley bottom can be best enjoyed from a raised terrace which runs almost the full width of the rear of the property with attractive stone steps leading down to the majority lawned gardens. There are numerous, mature specimen trees alongside well-planted beds.

A low fence line denotes the end of the more formal gardens where there is a fenced, fruit and vegetable garden and tucked neatly out of direct view is an over 700 sq ft barn for garden equipment and general storage.

Location

Located with a commanding hill-top position on the rural edge of the sought-after Oxfordshire village of Whitchurch-on-Thames. The village sits on The River Thames with a popular pub, The Greyhound and well-regarded primary school. A picturesque bridge crossing to the neighbouring village of Pangbourne which provides a variety of independent shops, a Co-Op, pharmacy, doctors surgery, library, restaurants, cafe, three pubs and a London bound train station. The fastest services to London take around 45 mins with trains also connecting to the high-speed Elizabeth line via Reading. The is also fairly swift access to the M4 at junction 12. The area has long been renowned for its selection of both state and private schools, including but not limited to Langtree, The Oratory, Bradfield College, St Andrews School Berkshire, Pangbourne College, Cranford and Moulsoford.



Distances

- Pangbourne 1 mile
- Reading 7.3 miles
- Wallingford 9.5 miles
- Henley-on-Thames 10.9 miles

Nearby Stations

- Pangbourne
- Theale
- Reading

Key Locations

- Basildon Park
- Greys Court
- Nuffield Place
- Reading Abbey Ruins
- Beale Wildlife Park
- The Living Rainforest
- Mapledurham House and Watermill
- Highclere Castle
- Didcot Railway Centre

Nearby Schools

- Langtree
- The Oratory School
- The Oratory Prep School
- Pangbourne College
- Cranford School
- Moulsoford School
- Queen Anne's School
- Whitchurch Primary School
- Bradfield College
- St. Andrew's School Berkshire









The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

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Floorplans

Main House internal area 6,753 sq ft (627 sq m)

Double Garage & Workshop internal area 755 sq ft (70 sq m)

Outbuildings internal area 729 sq ft (68 sq m)

Total internal area 8,237 sq ft (765 sq m)

For identification purposes only.

Directions

RG8 7NT

what3words: ///fevered.diagram.gathering - Brings you to the driveway

General

Local Authority: South Oxfordshire

Services: Mains Water, electric, gas, central heating and private drainage.

We understand that the private drainage at this property may not comply with the relevant regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: F

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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