



PRIMROSE COTTAGE

— *Stoke Row, Henley-on-Thames* —

IN EVOLUTION WITH THE TIMES...

Enveloped in countryside, with walks unfurling from the doorstep and embraced by all the comforts of community living in an enchanting Henley village setting, warmth and welcome await at Primrose Cottage.

Nestled within the pretty village of Stoke Row, surrounded by nature, with open countryside, woodland walks and hedgerows brimming with the sound of songbirds providing a serene soundtrack to accompany your journey home along Newlands Lane.

Passing the village green pull into to the gravelled

entrance driveway, where there is ample parking for five cars, before making your way to the canopy covered porch and inside, via the front door.

A handsome home, dating back to 1806, Primrose Cottage has grown over the years to provide spacious living for all. Having been extended to the front in the early 1950s, a new front entrance was introduced in 2014, together with general refurbishments and an extension to the south providing of a large kitchen-family room. More recently still, Primrose Cottage has been furnished with a brand new ensuite in 2024.





A WARM WELCOME

Retaining all of its period charm, heritage tones dress the walls of the entrance hall. Tiled in cream underfoot this broad and bright entrance hall offers access to a handy cloakroom on the left, furnished with wall-mounted WC and vanity unit wash basin. There is also built-in space for a washing machine and tumble dryer.

Ahead, emerge into an inner reception hallway, the ideal place to greet guests with a glass of wine when entertaining. To the right, a glazed door invites light through into the open plan kitchen-dining-living area. Beautiful beams span the high, vaulted ceiling in the kitchen, for an airy and light filled space.





HIGH QUALITY KITCHEN

Blending contemporary functionality and aesthetic flair with country comfort, floor to ceiling handleless cabinetry maximises storage space in this stylish, Italian kitchen, with durable, low maintenance Silestone composite worktops offering plenty of preparation space. An array of top of the range appliances serves your culinary needs, including an instant boiling tap, two Siemens fridge/freezers and high-quality Swiss V-Zug ovens, hob and dishwasher.

Pocket doors open to a glazed porch, brimming with storage and offering access out to the driveway.

GO WITH THE FLOW...

Embracing the openness of modern living, each room, while practically zoned is interconnected both visually, and for a seamless perfect flow for parties.

With space for a breakfast in the centre, the kitchen flows through into the cosy family living area, where, during the summer months the room opens up courtesy of bi-folding doors to offer seamless connection to the south east facing garden for alfresco dining on the patio terrace.

During the winter, the double-sided log burner issues warmth and welcome, casting its toasty glow throughout both the family room and snug which can be glimpsed beyond from the family room.



COSY SPACES

From the inner reception hall, make your way through to the snug beyond, offering a peaceful pocket of privacy away from the main entertaining area. Elegant windows frame verdant views out over the sunny garden, which can be instantly accessed in the summer via a glazed door. Wooden flooring adds character underfoot, balanced by whitewashed beams to the ceiling, an echo of the home's heritage.



WINE AND DINE

Beyond the snug, the dining room awaits, where light streams in through the box bay window, and both the panelled ceiling above and the ornamental marble fireplace add a sense of grandeur and occasion.

Spacious and bright, this is a room simply made for Christmas dinners and family celebrations.

Off the inner reception hall is the beamed home office, where a wealth of fitted cabinetry provides a profusion of storage, and daylight streams in through a window to the side.





'Peace to all who reside within these walls'

Spacious and serene, overlooking the front garden through a broad bay window, the formal sitting room awaits. Oak flooring features underfoot, homely and practical, whilst a cast iron and marble open fire infuses warmth throughout, for a peaceful, serene ambience perfectly in harmony with the home's Latin inscription, which can be found above the porched back door: "Restat intra muros tuos pax".

Ascend the staircase from the entrance hall to the first-floor landing, fully illuminated by a large rooflight.



SOAK AND SLEEP

Turning right, refresh and revive in the family bathroom, furnished with WC, vanity unit wash basin and P shaped shower/bath with overhead shower, heated towel rail and general storage.

Also off the landing is a versatile room, currently furnished with fitted storage but which offers the potential to convert into a handy bathroom or nursery, with a window looking out to the Lane.

A further small flight of stairs leads you up to a higher landing, where there is good fitted storage and a third bedroom, with space for a double bed, again featuring plenty of new fitted wardrobes.



SANCTUARY OF SLEEP

Also off the higher landing is the principal suite. An immaculate and serene sanctuary, with ample space for a super king size bed, and verdant views from windows to both sides, whilst the large, recently refitted shower room ensuite, warmed by underfloor heating, is well stocked with vanity unit storage beneath the twin wash basins, large walk-in shower.



GARDEN ESCAPES

Soak up the sunshine in the south-easterly garden, where the large, curved patio provides a sociable space for barbecues and alfresco dining. The large, low maintenance lawn is perfect for children's fun and games. Well stocked borders and flower beds offer all season colour, whilst the mature and high hedgerows offer seclusion, shelter, screening and shade in the heat of the summer months.

Work from home in peace and privacy, within the large two room Annex, converted from the previous garage and a room once serving as a school room during the second world war. Additional outbuildings provide storage for garden equipment, tools, logs and bicycles.



OUT AND ABOUT



Primrose Cottage, nestled in the charming Chilterns village of Stoke Row, offers the perfect blend of community and countryside living.

Along the lane, you'll find friendly neighbours while, just a short stroll away is the warmth and welcome of The Crooked Billet, a renowned local restaurant offering delicious food and wine in a cosy ambience.

Also in the village, The Cherry Tree pub provides another fantastic option for a relaxed meal or a drink with friends.

Stoke Row itself fosters a strong sense of community and is home to a wide range of amenities. The local primary school, village shop and café, a garage, and two places of worship—a church and a chapel—are all well-supported and cherished by residents.

The village is also home to two incredible bakeries: a French artisan bakery The Wild Frog, and an award-winning bakery Imma. Pick up your daily bread alongside an array of tempting treats.

Outdoor enthusiasts will find countless walks in the stunning open countryside and protected woodlands that surround Stoke Row. Numerous footpaths and quiet lanes provide the perfect setting for long walks and peaceful escapes into nature (with or without your canine companion). The popular and nearby Cricket pitch, tennis courts and Pavilion also offer recreation, yoga and pilates classes.

Stoke Row's proximity to Henley on Thames and nearby villages means you'll never be far from additional eateries, shops, and other conveniences.

With its wonderful medley of quaint character, family space and contemporary comfort, combined with the fantastic amenities and community spirit close by, Primrose Cottage offers the idyllic picture of English village living, for a modern era.

WHERE TO GO WHEN YOU NEED...



Milk: The closest shop is a 5 minute walk away - Stoke Row Stores is a coffee shop, takeaway and convenience store all in one!



Weekly Shop: The Henley brand of Waitrose is just a 14 minute drive away.



Dinner/Drinks: The Cherry Tree and Crooked Billet sit either end of the lane, giving 2 fantastic pubs within walking distance. The Red Lion in Pepppard Common is just a 5 minute drive and even more options in the center of Henley.



Golf: The property is just a shore drive from Badgermore, Henley and Hennerton golf courses.



Sport/Fitness: Stoke Row recreation ground is a stone's throw away offering a wide variety of classes and clubs from cricket and tennis to yoga and pilates.



Schools: The house is within walking distance of Stoke Row C of E primary school and is within easy reach of some fantastic independent schools including The Oratory (less than 3 miles) and St.Edwards.



Train Stations: Reading Station is just an 18 minute drive, with trains into London Paddington in just 23 minutes. Twyford station, which is on the Elizabeth line and has trains directly into Tottenham Court Road and beyond in just 32 minutes, is a 24 minute drive away.



THE FINER DETAILS

Square Footage: 2,583 sq ft / 240 sq metres

EPC: D

Council Tax Band: F

Heating: Oil

Distances: 10 miles to M4 J11
10 miles to Twyford Train Station
30 miles to Heathrow Airport

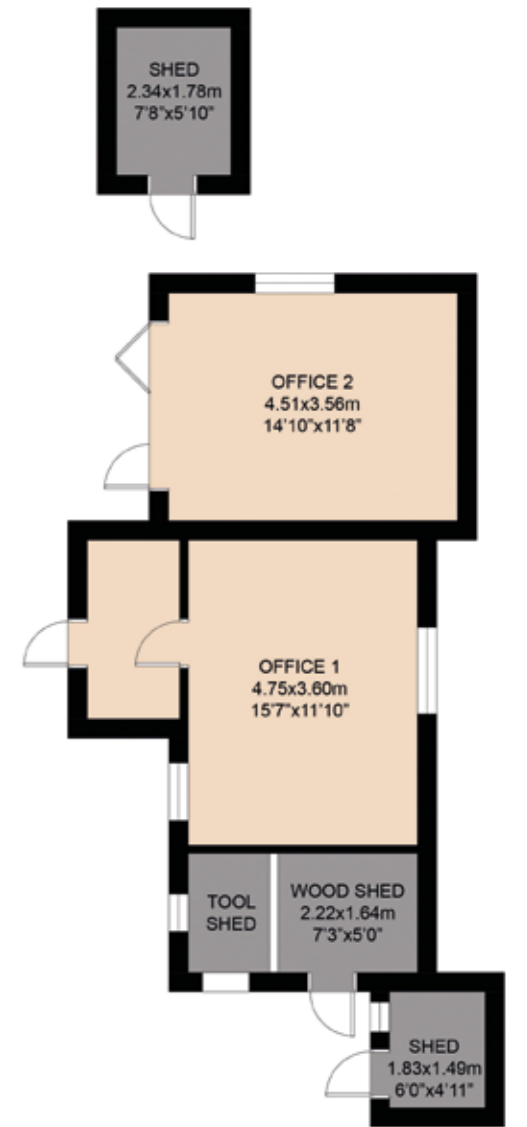
Local Authority: South Oxfordshire District Council



Ground Floor



First Floor



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