



BEEHCROFT, STOKES ROW

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## BEECHCROFT

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*"A well-proportioned three-bedroom house in the heart of Stoke Row"*

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Stoke Row is a quintessential Chilterns village with a strong community, welcoming pubs and scenic walks. Its well-regarded primary school and proximity to excellent schools, including The Oratory and Cranford House, make it ideal for families. A short drive from Henley-on-Thames, residents enjoy peaceful village life with easy access to town amenities.





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## THE PROPERTY

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This charming home blends character with practical family living. At its heart is a spacious kitchen with flagstone floors, modern cabinetry, a Smeg cooker and a utility room. The layout flows easily between a family room with garden access, a cosy sitting room with wood burner, and a dining room leading to the conservatory—ideal for entertaining. Upstairs are three double bedrooms, including a versatile principal suite with en suite and dressing space.

The house sits behind mature trees with ample parking, lawn and an enclosed rear garden featuring a patio and hot tub. The double garage includes a loft with garden access, offering potential for conversion to an annexe (STP).









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# PROPERTY INFORMATION

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## Services

Mains water, drainage and electrics. LPG fired central heating.

**Local Authority**  
South Oxfordshire

**Council Tax**  
Band F

**EPC**  
EPC F (26) Potential (59)

**Postcode**  
RG9 5QB

**What3Words**  
///earphones.green.upwards

**Viewings**  
By prior appointment with  
Robinson Sherston

## 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.

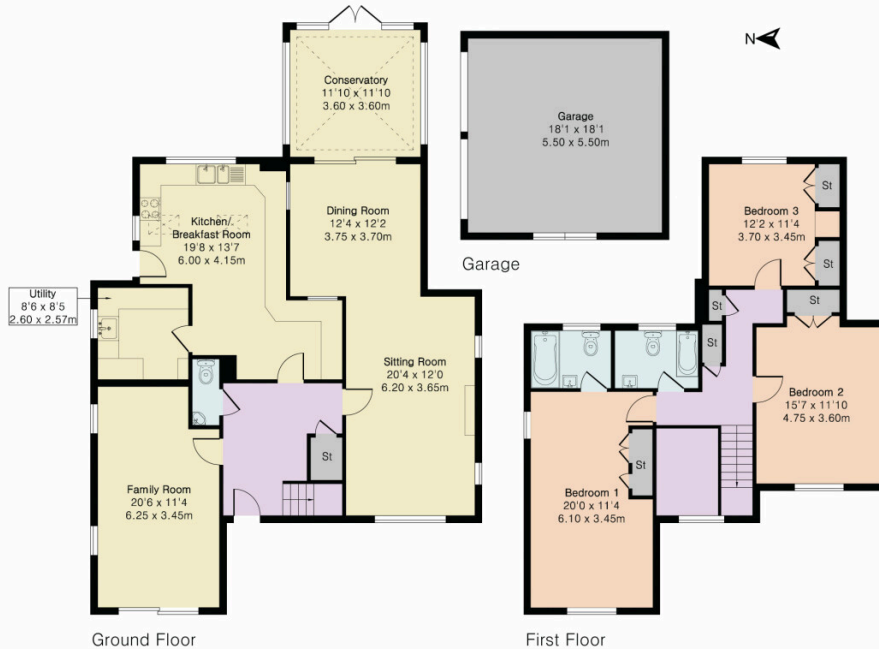


**Approximate Gross Internal Area 2426 sq ft - 225 sq m  
(Including Garage)**

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





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