



**Ebony Barn, The Street, South Stoke Reading RG8 0JS**

## Welcome to

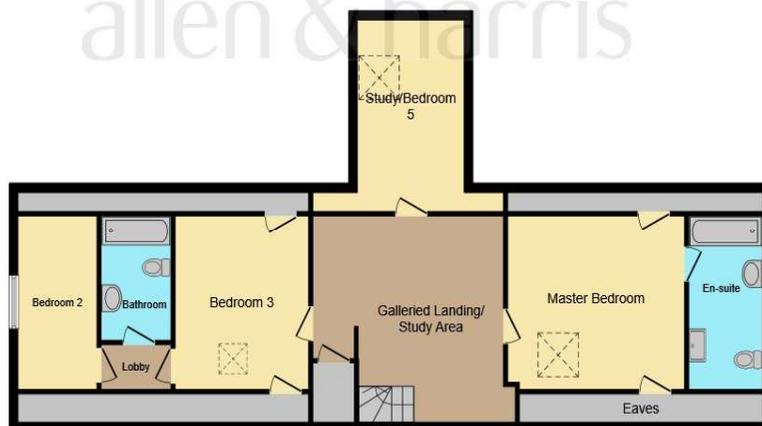
### **Ebony Barn, The Street, South Stoke, Reading**

An impressive, detached, character barn rebuilt in 1993 replicating an original farm building in a traditional brick and stained boarded under a pitched clay tiled roof. Centrally located in the heart of this quintessential English riverside village, access to the river Thames at each end of the village, community village store, pub, primary school and only a short drive (2.2 miles) to the mainline railway station in Goring-on-Thames providing access to London in under the hour. Accommodation comprises: Large vaulted entrance hall, large open plan 23ft kitchen/dining room, utility room, cloakroom, 19ft drawing room with feature log burner, sitting room, ground floor bedroom 5 and ensuite shower room. Large galleried first floor landing with study area, master bedroom with eaves storage cupboards and en-suite bathroom with claw and ball bath, separate shower cubicle, two further bedrooms with interjoining bathroom, study/bedroom 4. Outside are two south westerly facing secluded courtyard areas, parking and double storage.





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**Vaulted Entrance Hall**

**Cloakroom**

**Kitchen/Dining Room**

23' x 13' 9" narrowing to 11' 7" ( 7.01m x 4.19m narrowing to 3.53m )

**Utility Room**

**Drawing Room**

19' 5" x 15' 2" ( 5.92m x 4.62m )

**Sitting Room**

13' 7" narrowing to 11' 7" x 10' 7" ( 4.14m narrowing to 3.53m x 3.23m )

**Ground Floor Bedroom 5**

17' x 12' 2" narrowing to 7' 3" ( 5.18m x 3.71m narrowing to 2.21m )

**En-Suite**

**Galleried Landing And Study**

**Master Bedroom**

13' 10" x 12' 10" restricted height ( 4.22m x 3.91m restricted height )

**En-Suite**

**Bedroom**

12' 6" x 10' 7" restricted height ( 3.81m x 3.23m restricted height )

**Family Bathroom**

**Bedroom**

13' x 9' 9" restricted height ( 3.96m x 2.97m restricted height )

**Study/Bedroom**

12' x 8' 6" restricted height ( 3.66m x 2.59m restricted height )

**Two Courtyards**

**Garage/Storage**

17' x 4' 1" ( 5.18m x 1.24m )

**Parking**

## Welcome to

# Ebony Barn, The Street, South Stoke Reading

- Originally A Farming Barn Which Was Skillfully Re Built In 1993
- Quintessential English Riverside Village
- Five Bedrooms
- Two Courtyard Gardens
- Three Bathrooms

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

## £900,000



In a scenic location by the River Thames between Reading and Oxford lies the village of South Stoke along a beautiful stretch of the river notable as the longest run between locks, surrounded by the stunning countryside of the Chilterns and Berkshire Downslands designated an area of 'Outstanding Natural Beauty'.

Largely unspoilt with only a limited amount of modern development, the village has a fine historic main street containing many interesting period properties, some dating from the 16th century when Christchurch College in Oxford were given ownership of extensive land and property courtesy of the generosity of Henry VIII at the time of the Reformation in the Middle Ages. This ownership has continued to this day and the College maintains a high profile in the village as a custodial owner.

There is a primary school, a village hall with cricket field and there are regular bus services to Wallingford and Reading. The ancient Ridgeway Path, having crossed the river at the Goring Gap, continues its journey northwards along the River through the centre of South Stoke and on to the village of North Stoke where it bears sharply right leading up onto the Chilterns and into Buckinghamshire.

\* GORING ON THAMES - 2 miles \* WALLINGFORD - 4.8 miles \* HENLEY ON THAMES - 13.8 miles \* READING - 12 miles \* OXFORD - 18 miles \* M4 (junction 12 at Theale) - 11.4 miles \* M40 (junction 6 at Lewknor) - 14 miles

Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF104985 - 0010

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