

THE OLD DAIRY

Magazine 



THE
COUNTRY
 HOUSE
DEPT.





THE OLD *Dairy*

Little Stoke, Wallingford, Oxfordshire, OX10 6AX



Once part of the Little Stoke House estate, The Old Dairy blends period charm with thoughtful contemporary living over two floors. Original joinery and characterful features complement a bright kitchen and dining area that flows into a light-filled conservatory overlooking the garden and open fields beyond. The sitting room, with a welcoming fireplace, and two bedrooms with bathrooms complete the ground floor. Upstairs, the principal bedroom benefits from a private balcony and en suite, with a study or extra bedroom and a further sitting room. Outside, a tranquil garden adjoins open farmland, with a terrace for enjoying the views. A gravelled driveway, double garage, access to The Ridgeway footpath and shared slipway, and a nearby riverside garden with mooring complete this enchanting home.







THE FINER *Details*

Bedrooms

3 / 4

Reception Rooms

2 / 3

Bath/Shower Rooms

3

Car Ports

2

Outbuildings and Mooring

Acreage

0.33

What3Words

///begin.appealing.protrude

Co-Ordinates

51°33'49"N , 001°07'59"W

Services

Private water supply

Private Drainage

LPG gas

EPC

Band D

Council Tax

Band F

Local Authority

Oxfordshire District Council













ABOUT THIS *Area*



The charming market town of Wallingford lies just under 5 miles away, set along the banks of the River Thames, and offers a delightful mix of independent shops, cafés, restaurants, and a large Waitrose. Henley-on-Thames, famed for its picturesque riverside and the internationally celebrated Henley Royal Regatta, is approximately twelve miles away, providing further cultural and leisure amenities.

The area is well served by a range of highly regarded schools. Local options include Moulsoford Prep School, Cranford House, The Oratory Prep and The Oratory, as well as Downe House, Radley College, Abingdon School, and the European School in Abingdon, around eleven miles distant. Further afield, Wycombe Abbey, Pangbourne College, Bradfield College, Wellington College, and Eton College are all within reach.

For leisure, the surrounding countryside is rich with opportunities. The nearby Icknield Way, The Ridgeway, and the Chiltern Hills provide miles of scenic walking, cycling, and riding. Horse racing at Newbury, world-class rowing at Henley, and numerous local clubs and activities make this area ideal for an active lifestyle.





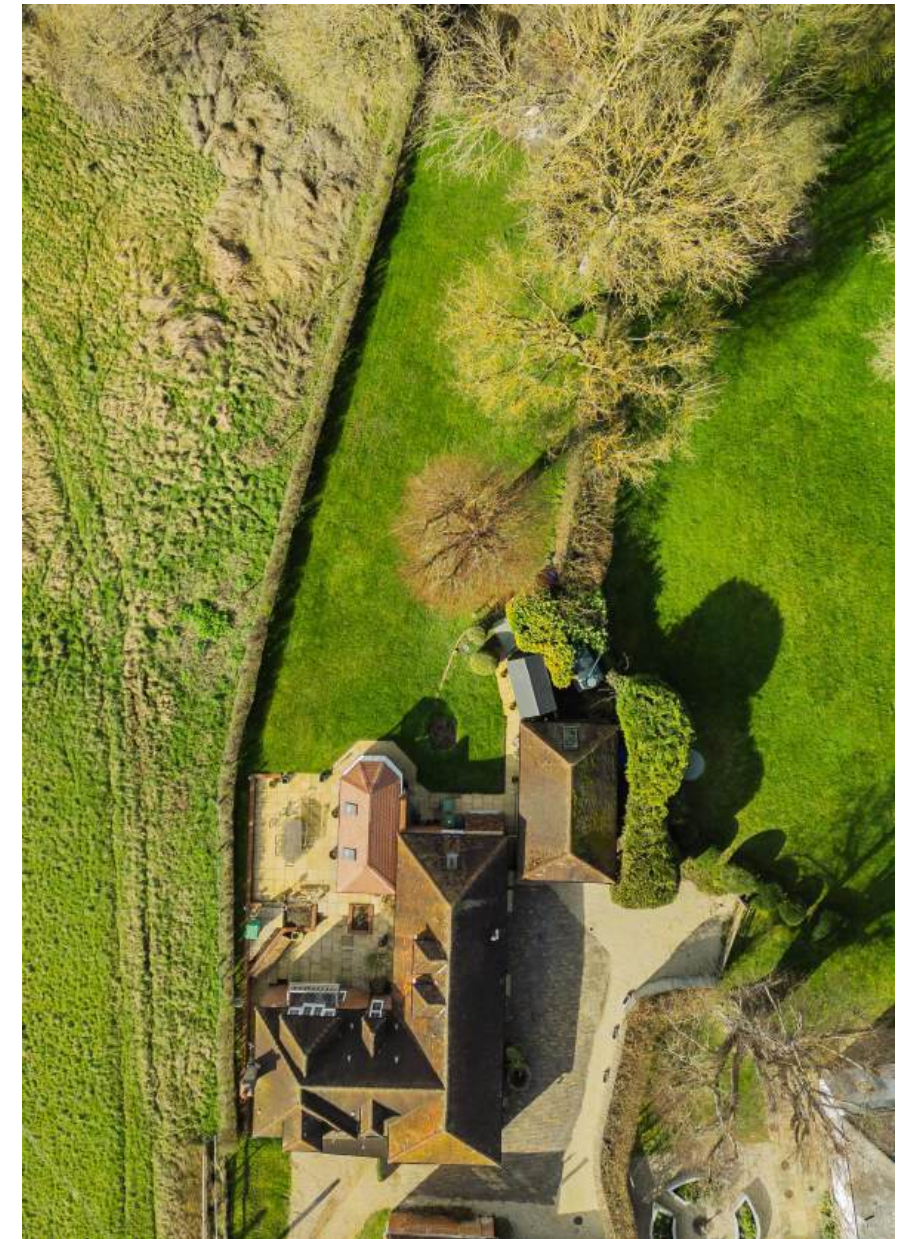














POINTS OF *Interest*



Towns and Cities

Goring 3 miles
Wallingford 4.8 miles
Reading 12.2 miles
London 54.9 miles

Pubs & Restaurants

The Perch and Pike, South Stoke
The Coppa Club, Streatley
The Crooked Billet, Stoke Row

Train Stations

Goring & Streatley Station 3.2 miles
(London Paddington from 44 mins)

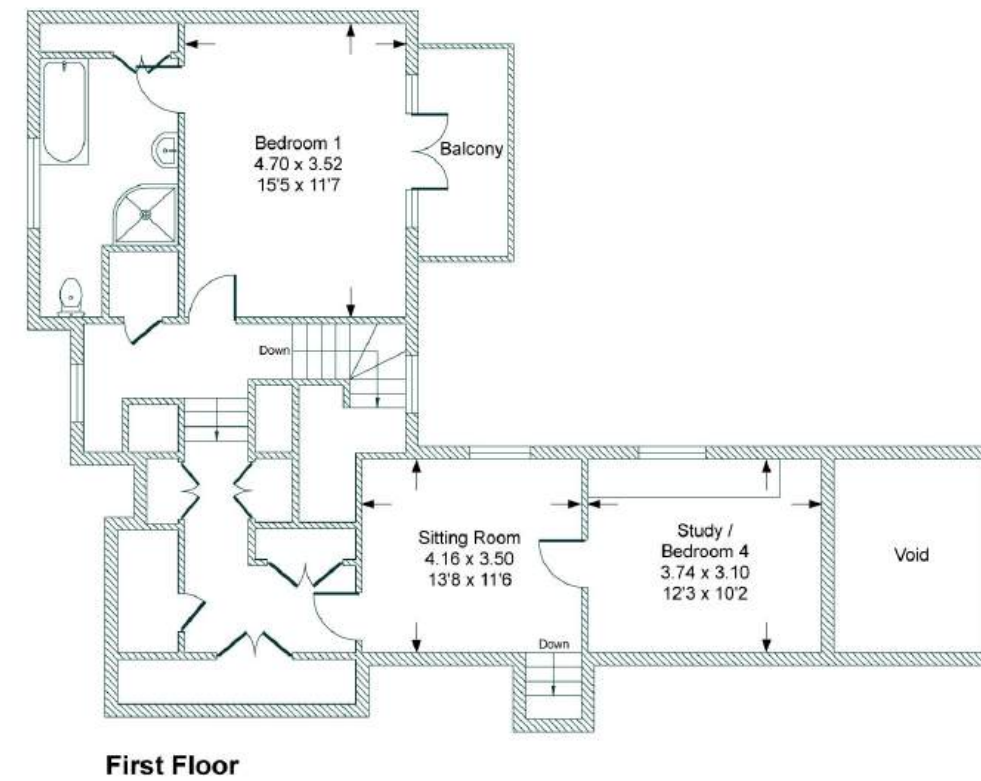
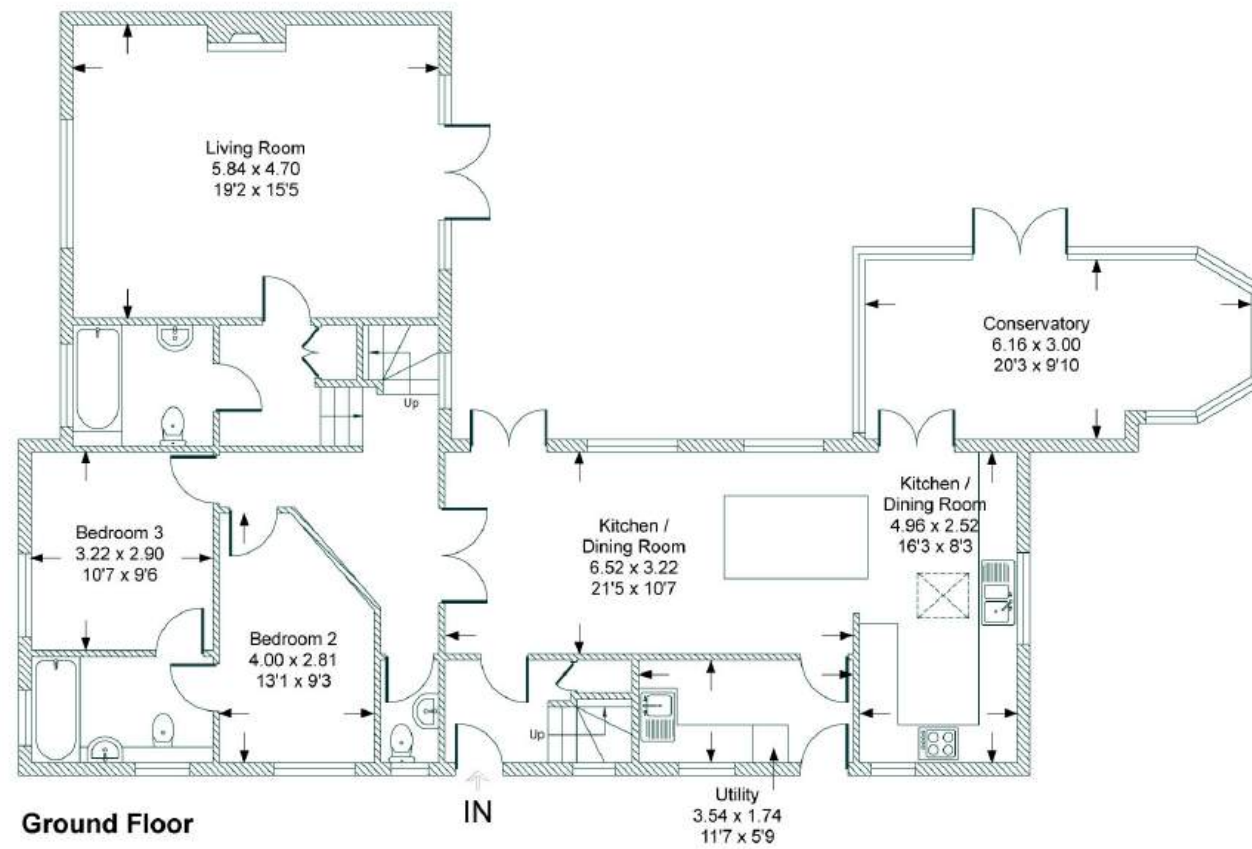
Airports

London Heathrow 36.1 miles



FLOORPLANS

The Old Dairy



Total - 222 sq m / 2382 sq ft

AREA GUIDE

Oxfordshire 🍷

From the Riverside glamour of Henley in the South to Banbury's glorious golden sandstone in the North, Oxfordshire is a classic English county which defies simple definitions. With much of the county easily commutable to London, there are hundreds of picture-perfect country villages to choose from. You never have to look far for a good pub and the county also lays claim to some of the country's finest restaurants and retreats, including Raymond Blanc's two Michelin starred Le Manoir aux Quat'Saisons and the renowned Soho Farmhouse. Lovers of the outdoors are spoilt for choice with the walks along the Thames Path which winds its way through the heart of the county and also the The Ridgeway, an iconic national trail.

Walking - Wittenham Clumps

Wittenham Clumps is the common name for a pair of wooded chalk hills in the Thames Valley with an extensive network of paths.

Eating Out - Le Manoir aux Quat'Saisons

Described as "a twist of imaginative genius", Raymond Blanc's vision for Le Manoir aux Quat'Saisons has always been one of world-class gastronomic flair and outstanding organic produce.

Event - Henley Royal Regatta

A prestigious rowing event held annually on the River Thames. Races are head-to-head knock out competitions, raced over five days in July.

Day Out - Blenheim Palace

A monumental country palace in Woodstock. The palace, one of England's largest houses, was built between 1705 and 1722, and designated a UNESCO World Heritage Site in 1987.



ABOUT *The Country House Department*



Established in June 2020, The Country House Department specialises exclusively in the sale of exceptional country houses. With a team of 20 dedicated professionals, we are renowned for delivering outstanding client service, innovative marketing strategies and an unrivalled understanding of the rural property market.

Each of our regions is covered by a highly experienced agent who possesses in-depth, local knowledge and a proven track record of selling premium properties in their area. This regional expertise ensures that every home is marketed with insight, precision and a genuine understanding of its unique appeal. Importantly, every property benefits from a single, dedicated point of contact, providing continuity, clarity and the very highest level of personal service throughout the entire sales process.

Prioritising quality over quantity, we focus on representing only the finest houses. As a result, we are fast becoming the trusted agent for premium properties across 15 counties, including Gloucestershire, Oxfordshire, Wiltshire, Berkshire, Buckinghamshire, Surrey, Hampshire, Northamptonshire, Worcestershire, Warwickshire, Somerset, Essex, Cambridgeshire, Suffolk and West Sussex.

← *Sold by The Country House Department*



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