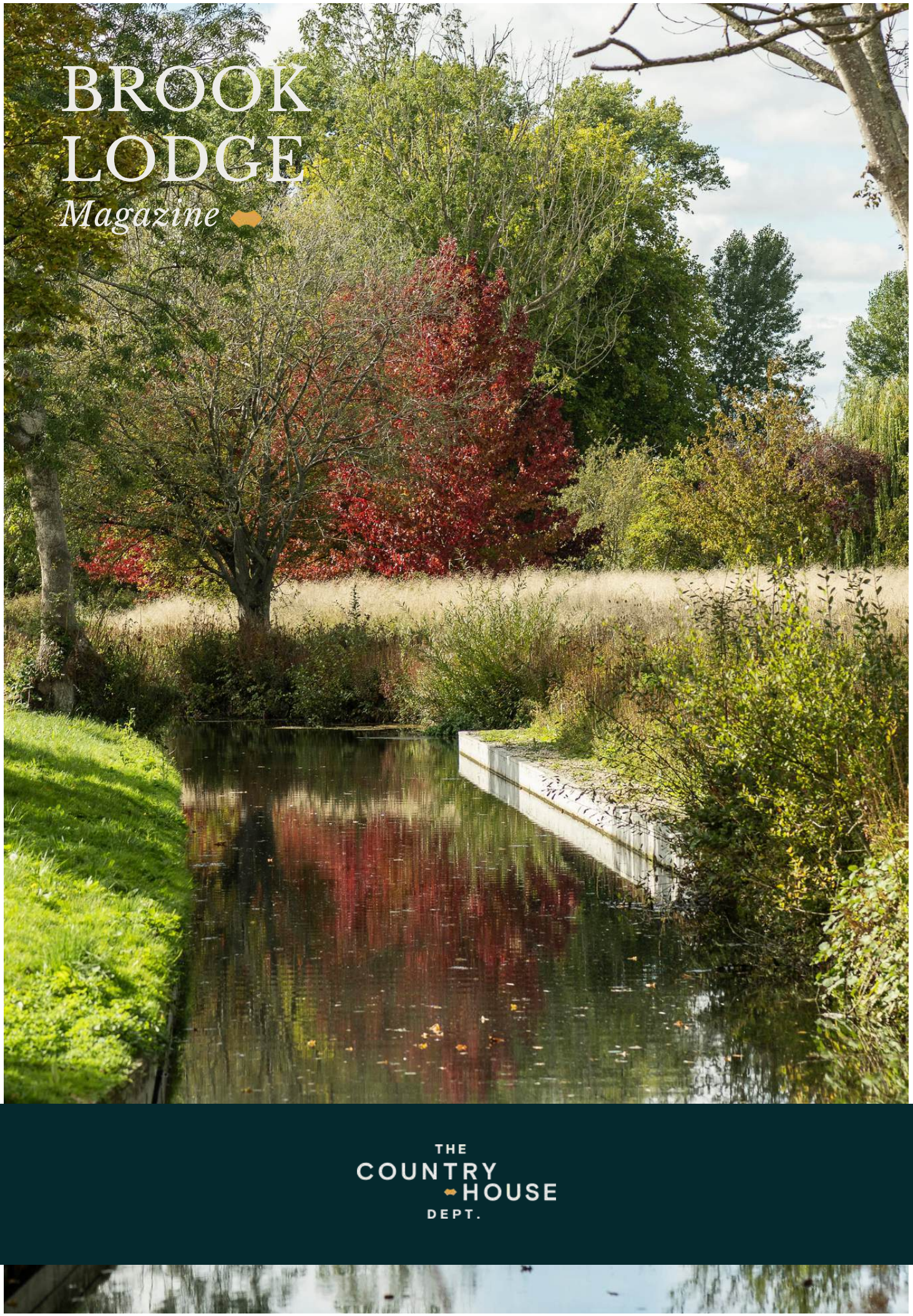


THE
COUNTRY
HOUSE
DEPT.

BROOK *Lodge*

The Street, North Stoke, Wallingford, Oxfordshire, OX10 6BL



Brook Lodge is an elegant riverside country house, built circa 1890, set within approximately 14 acres of beautifully designed gardens and grounds, with 500 ft of frontage to the River Thames. Refurbished and extended by the present owners, the house combines attractive period features with light-filled contemporary accommodation, creating an exceptional family home. The welcoming reception hall leads to beautifully proportioned reception rooms, including a triple-aspect drawing room with doors opening onto the garden terrace. The impressive kitchen/breakfast room has bespoke cabinetry, a central island and generous dining and sitting areas, all enjoying views over the gardens. The principal bedroom suite is complemented by five further bedrooms, each with an en suite bathroom. A self-contained annexe provides additional independent accommodation. Set apart from the main house, The Lodge is an attractive oak-framed building comprising two separate apartments, offering excellent accommodation for guests, extended family or those working from home, together with garaging and parking. The professionally designed gardens are a particular feature, incorporating mature planting, lawns, wildflower meadows and the natural beauty of the stream and river. Leisure facilities include a swimming pool with adjoining gym and pool building, and a tennis court. Occupying a particularly fine stretch of the Thames between Benson and Goring, Brook Lodge is a rare opportunity to acquire a substantial country house with exceptional riverside frontage, extensive accommodation and beautifully established grounds.











THE FINER *Details*

Bedrooms
6

Reception Rooms
4

Bath/Shower Rooms
6

Garaging
4

Gym

Games Room

Tennis Court & Swimming Pool

Annexe & Cottage

Woodlands

River Frontage

Acreage
13.9

What3Words
///turkey.buggy.caressed

Co-Ordinates
51°34′24″N, 001°07′17″W

Services
Mains water and electricity
Oil-fired central heating
Private drainage

EPC
Brook Lodge Band D
The Lodge Band C

Council Tax
Band H

Local Authority
South Oxfordshire

Agent's Note
A footpath crosses the edge of the northern side of the wildflower meadows, away from the house.

The outdoor kitchen is excluded from the sale















Annexe



Annexe



Annexe



Annexe



Annexe



ABOUT THIS *Area*



North Stoke is a picturesque riverside village with a thriving community, a village hall, a 13th-century church and Springs Resort & Golf Club. Nearby Goring-on-Thames, less than 4 miles away, offers an excellent range of everyday amenities, including independent shops, cafés, pubs, restaurants, a supermarket, doctor's surgery and primary school. The bustling riverside town of Wallingford, approximately 4 miles distant, provides further shopping and leisure facilities, including a Waitrose and weekly market. Henley-on-Thames and Oxford offer a wider range of amenities and cultural attractions. Communications are excellent, with access to the M4 and M40 approximately 12 miles away. Goring station provides regular services to London Paddington, with journey times from 49 minutes, whilst Reading offers Elizabeth line services. The area is particularly well served for schooling, with a choice of highly regarded preparatory and senior schools, including The Oratory Prep, Moulsford Prep, Cranford House, Pangbourne College, Shiplake College and Radley. Abingdon and Oxford offer further excellent independent schooling











Annexe

The Lodge



The Lodge



The Lodge


JASPER JOHNS



















POINTS OF *Interest*



Villages, Towns & Cities
Goring, 3.8 miles
Wallingford, 3.6 miles
Henley-on-Thames, 12.8 miles
Reading, 11.3 miles
Central London, 49.2 miles

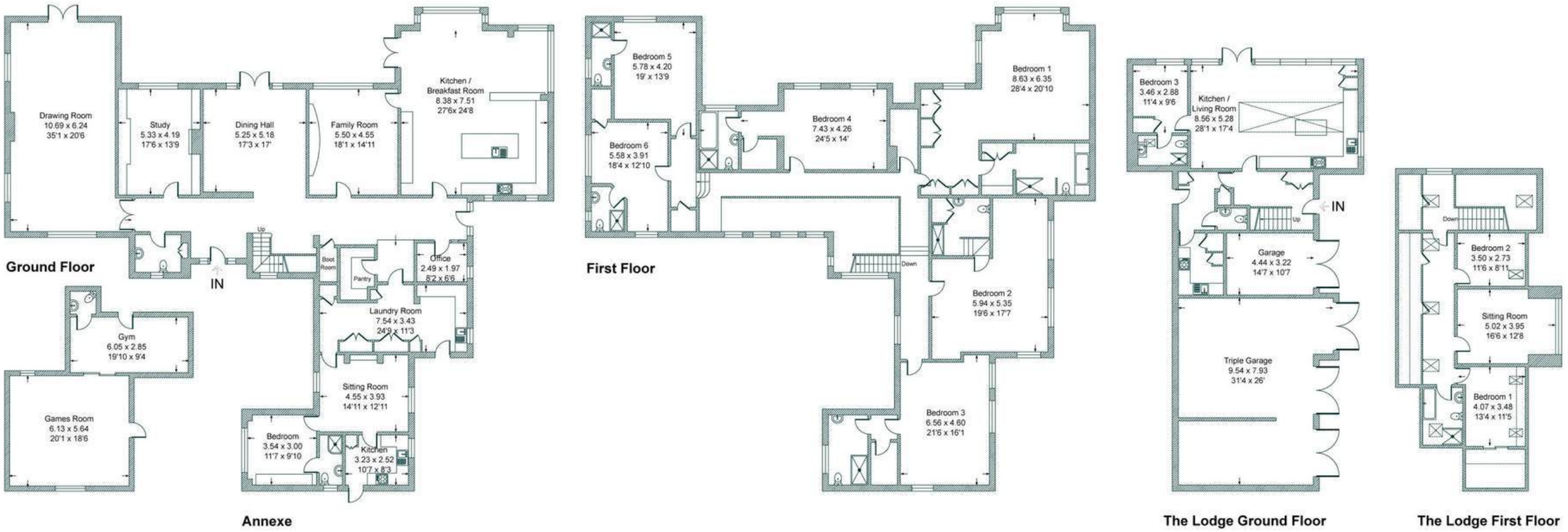
Pubs & Restaurants
The Perch and Pike, South Stoke
The Crooked Billet, Stoke Row
The Coppa Club, Streatley

Train Stations
Goring & Streatley Station, 3.9 miles
(London Paddington from 44 mins)

Airports
London Heathrow, 35.2 miles
Birmingham Airport, 79.9 miles



FLOORPLANS
Brook Lodge



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Approximate Total Internal Area - 979 sq m / 10,541 sq ft | Approximate Gross Internal Area - 649.3 sq m / 6,990 sq ft
Approximate The Lodge Internal Area - 206.9 sq m / 2,228 sq ft | Approximate Garages Internal Area = 68.8 sq m / 741 sq ft | Approximate Outbuilding Internal Area - 54 sq m / 582 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'Saison 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.



THE COUNTRY HOUSE DEPT.

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