

PROPERTY AGENTS

JPKnight



St John's Green, Wallingford OX10 9DL



St John's Green, Wallingford

A stunning double fronted Grade II listed cottage with garage, driveway parking and a secluded 93' south facing garden: it is within the conservation area in this historic part of the town, close to the shops and restaurants. There are 3 bedrooms, 2 bathrooms, 2 reception rooms as well as a kitchen/breakfast room and cellar.

Accommodation

The property has gas central heating to radiators and is mostly secondary glazed.

Tenure - Freehold

Entrance Hall: 23' x 4'

Radiator, alcove with stairs to landing, cloaks recess and cupboard, stable door to the garden.

Sitting Room: 12'1 x 10' Tall Georgian window to the front, brick fireplace with white surround flanked by cupboards and display shelves, picture rail and radiator.

Dining Room: 12'1 x 11'4 Tall Georgian window to the front, fireplace with white surround, cast iron inset and tiled slips. Picture rail and radiator.

Bathroom: 4-piece suite including bath with shower above, tiling, down lighters, double glazed window, radiator.

Kitchen/Breakfast Room: 11'6 x 8'6 Range of storage units, worktops, electric cooker, extractor hood, dishwasher and fridge freezer, part tiled walls, radiator, window to rear.





Stairs to Landing: Window to rear, radiator, bookshelf, airing cupboard.

Bedroom 1: 12'8 x 9'5 Front aspect, radiator, recess with wardrobe/cupboards, and walk in wardrobe. Loft access.

Bedroom 2: 13' x 9' Front aspect, two deep wardrobes, radiator.

Bedroom 3: 12'3 x 9' Double glazed window to rear, radiator, picture rail, hand wash basin.

Shower Room: White 3-piece suite that includes walk-in shower cubicle, tiling, radiator, down lighters.

Loft: 25' between the 2 chimney stacks with a 10'6 ridge height, part boarded with light and fitted loft ladder.

Outside

Cellar: 19'11 x 5'9 widening to 12'7

Approached via steps down from the terrace, 5' - 6' ceiling head height, gas boiler.

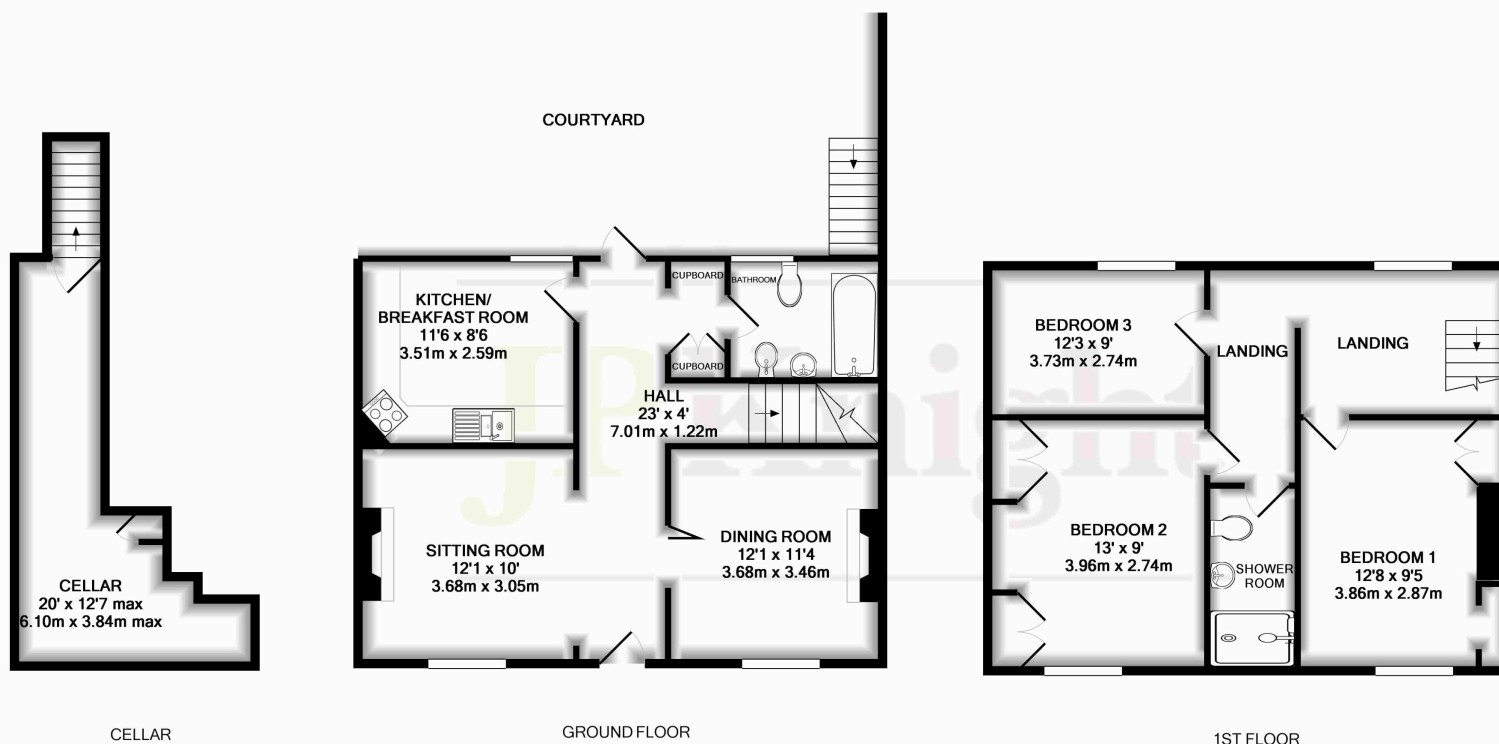
Garden: A lovely feature it faces south, enjoys excellent privacy and is 93' long. There is a paved terrace (with steps down to the cellar) beyond an established lawn runs the length of the garden bordered by banks of mature shrubs and plants with timber fencing.

Utility Cupboard: 4'5 x 3'7 Washing machine and stacking space for a tumble drier, hand washbasin.

Driveway parking off Squires Walk leading to:

Garage: 19' x 9'3 Electric up/over door, door to garden.





TOTAL APPROX. FLOOR AREA 1173 SQ.FT. (109.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Directions

Turn left from our offices proceed through the Market Place towards the Reading Road on St Mary's Street. Go past St Leonard's Square and turn right into St John's Road then immediately left into St John's Green and the property is in front of you.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

