



Winterbrook Lane, Wallingford OX10 9EH



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In an idyllic semi-rural location just 0.75 of a mile from the town centre an established semi-detached home with a stunning 93' south facing garden and extensive driveway parking. There are 5 bedrooms, bathroom, separate shower along with 2 reception rooms, garden room and a kitchen.

Accommodation

The property has gas central heating to radiators.

Tenure - Freehold

Entrance Hall: Wood floor, stairs to landing with cupboard under, radiator.

Cloakroom: White 2-piece suite, radiator, window and tiled floor.

Lounge: 16'9 x 10'8 Brick fireplace with quarry tiled hearth and mantel. Shelves flank the chimneybreast, radiator, window to side, leaded light French doors to:

Garden Room: 11'6 x 8' Glazed door to garden.

Dining Room: 11' x 8'10 Leaded light window to rear, radiator, French doors to lounge.

Kitchen: 13'4 max. x 7'10 Leaded light windows front and side, door to side, range of storage units, worktops, stainless steel sink unit, recess for cooker, spaces for washing machine, fridge freezer and dishwasher, radiator, cupboard housing gas boiler.





Stairs to 1st Floor Landing: Leaded light window to front, airing cupboard

Bedroom 1: 12'5 x 11'10 Leaded light window to rear, two radiators, cupboard, wood floor.

Bedroom 2: 11'1 x 9' Leaded light window to rear, radiator.

Bedroom 5: 7'10 x 6'6 Leaded light window to front, radiator.

Bathroom: White 3-piece suite, tiling, leaded light window, chrome radiator, down lighters, eaves cupboard.

Shower Room: Tiled shower cubicle with shower unit, leaded light window, tiled floor, chrome radiator, down lighters.

Stairs to 2nd Floor Landing: Velux window to front.

Bedroom 3: 13'8 x 9'2 (L-shaped) Velux windows side and rear, radiator, wardrobe.

Bedroom 4: 10'1 x 6'6 (L-shaped) Two Velux windows to rear, radiator, wardrobe.

Outside

Front:

Large driveway to the front with shrub borders.

Rear Garden:

The property has a beautifully established cottage garden, it features excellent privacy, faces south and extends to 92' in length. A paved terrace leads to a beautifully maintained lawn flanked with deep banks of established shrubs, there is a central apple tree. A trellis fence divides the main garden from the vegetable area with archway through. There are raised beds bordered by lawn and an ornamental pond with further shrubs and trees.



Directions

Turn left from our offices into St Martin's Street, through the one-way system and out on the Reading Road. Winterbrook Lane is on the right hand side and the property is on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92-100)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
Not energy efficient - higher running costs		
G		
	52	72
England & Wales	EU Directive 2002/91/EC	



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.



TOTAL APPROX. FLOOR AREA 1313 SQ.FT. (122.0 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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