



Springdale, Wallingford OX10 0HQ



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A beautifully presented and extended period cottage with a secluded south-facing garden: it is set in a charming no-through road close to the town centre. The living space features a 19'10 kitchen-breakfast room and sitting room with vaulted ceiling and bi-fold doors to the garden. The 1st floor has 2 double bedrooms and bathroom with a 3rd bedroom/family room and shower room downstairs.

Accommodation

The property has under-floor/radiator gas central heating and double glazing.



Tenure - Freehold

Entrance Hall: Wood floor, stairs to landing.

Kitchen/Breakfast/ Dining Room: 19'10 x 11'5
Attractively fitted with range of storage units, granite worktops, gas hob, electric oven and dishwasher. Wood floor, radiator, down lighters, Belfast sink unit, space for a washing machine and fridge freezer, window to rear, under-stair storage cupboard with light. Open way to:

Sitting Room: 13' x 9'5

Tiled floor with under floor heating, bi-fold doors to the south facing garden. There is a vaulted 9'4 ceiling with two Velux windows and down lighters.

Shower Room: White 3-piece suite that includes a wide tiled shower cubicle, Velux window, down lighters: chrome radiator, under floor heating, gas boiler.





Bedroom 3/ Family Room: 11'8 x 9'4

A versatile room that features a fireplace with fitted log stove, wood mantel and granite hearth. Shelves flank the chimneybreast, wood floor, radiator, sash window to front.

Stairs to landing: Loft access.

Bedroom 1: 12'x 11'5

Two windows to rear, radiator.

En Suite Bathroom: 9'3 x 8

Fitted with a white 3-piece suite including a tile enclosed bath with shower above, hand basin set in a wood worktop and cupboard under. Window to rear, chrome radiator, tiling.

Bedroom 2: 11'10 x 10'

Window to front, radiator, cast iron fireplace, over-stair wardrobe.

Outside

Gravel parking area to the front with path to front door.

Garden: Facing south it extends to 31ft in length and has a paved terrace leading to an area of lawn with border beds and enclosed by a timber fence with side gate to the front. Concealed paved bin storage area.

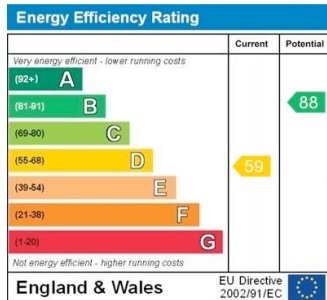
Studio: 10'6 x 9'8

Two windows, vaulted and part glazed ceiling, wood floor, under floor heating, light and power.



Directions

Turn left from our offices into St Martin's Street and follow through the Market Place and St Leonard's Square and then the first right into St John's Road, take the right at the roundabout into Croft Road and Springdale is the first turning on the left.



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.

