

PROPERTY AGENTS

**JP**Knight



St John's Green, Wallingford OX10 9DL



## St John's Green, Wallingford

A stunning Grade II listed period home set in the conservation area of the town close to all amenities: dating from the 16<sup>th</sup> Century there are a wealth of exposed beams and timbers, panelling and fireplaces. It features a pretty garden and both driveway parking and a garage. Arranged over 3 floors the charming accommodation includes 4 bedrooms, 4 bathrooms, 2 reception rooms a large kitchen/breakfast room and two basement rooms.

The property has gas central heating to radiators.

## Tenure - Freehold

Accommodation

Entrance Hall:

Wall timbers, two radiators, stairs to landing with cloaks recess.

Sitting Room: 16'1 x 12'6

A charming room with double aspect, Inglenook fireplace, with a brick hearth and log stove. Beamed ceiling and wall timbers, window shutters, stairs to basement, 2 radiators.

Family Room: 16'5 x 12'3

Leaded light window with shutters, beamed ceiling and wall timbers, display alcove, two radiators.

Kitchen/Breakfast Room: 20'3 x 12'5

Gothic arched window to the rear, side window, both with shutters, wall timbers, range of storage units, stainless steel sink, wall timbers, space for range and fridge freezer and dishwasher, radiator, larder cupboard, door to garden.





Basement Room/Gym: 17'9 x 9'10  
 Quarry tiled floor, recessed lighting, radiator.  
 Basement Room 2: 14' x 10'2 Quarry tiled floor, space for washing machine, tumble drier, hand washbasin.

Stairs to Landing: Radiator, deep storage cupboard, cupboard housing gas boiler, inner landing, radiator, vaulted ceiling.

Bedroom 1: 15'2 x 12'6 (excluding entrance)  
 Gothic arched window with shutters to rear, vaulted and beamed 12'2 ceiling, wall timbers, radiator, shelved cupboards.

En Suite Shower Room:  
 White 3-piece suite including shower cubicle, radiator, wall timbers.

Bedroom 2: 15'4 x 11'9  
 Vaulted and beamed 12' ceiling, sash window with shutters to side, panelled walls, cast iron fireplace with painted brick surround, radiator, wall timbers.

En Suite Shower Room:  
 White 3-piece suite, wall timbers, radiator.

Bedroom 3: 13'7 x 9'4 (excluding entrance)  
 Windows to front and side, wall timbers, two radiators.

En Suite Shower Room: White 2-piece suite, radiator, wall timbers.  
 Cloakroom: White suite, window.

Stairs to Second Floor.  
 Bedroom 4: 12'5 x 7'9  
 Window to front, radiator, wall timbers.

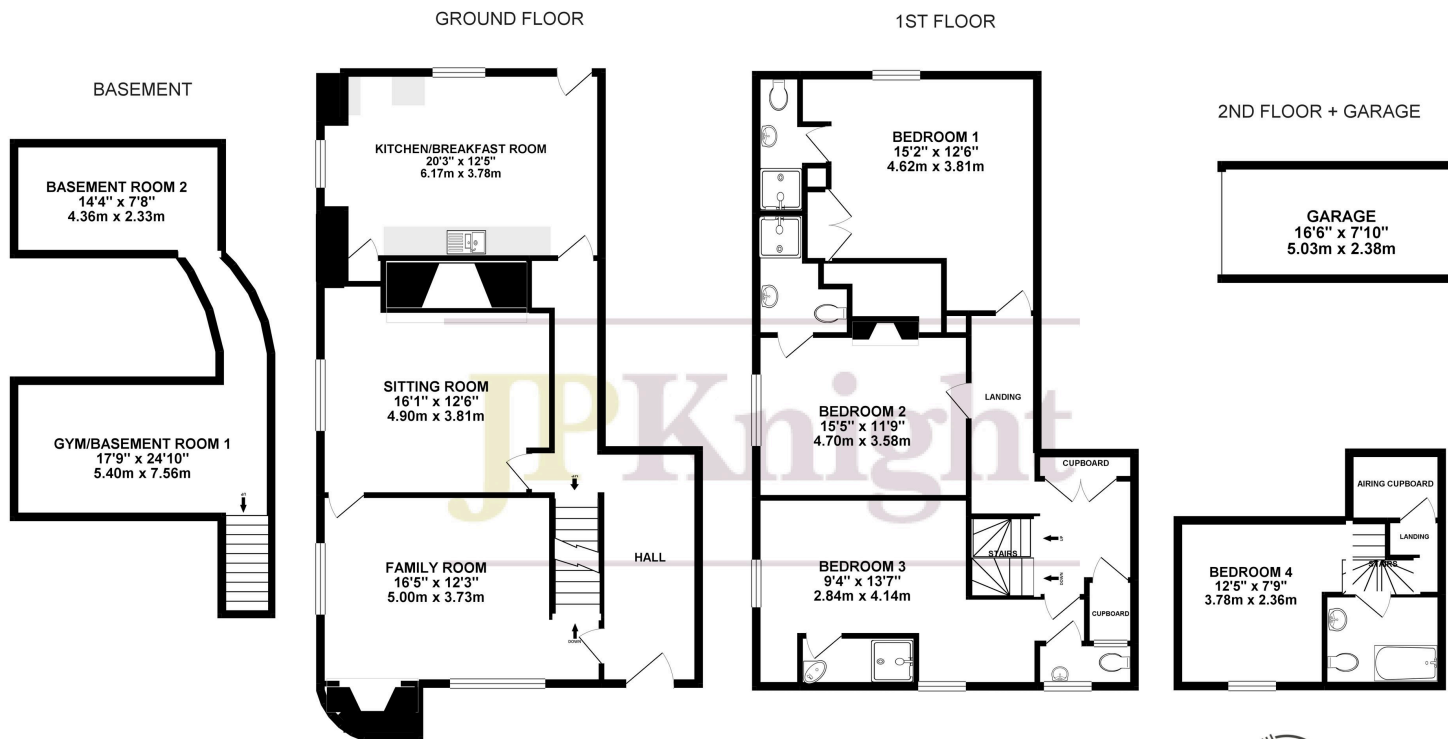
En Suite Bathroom: White 3-piece suite, radiator, wall timbers and beams. Wardrobe recess, walk in airing cupboard (6'2 x 5') housing hot water tank.

Outside  
 Gravel drive to front of house with a path to door.

Garage: 16'6 x 7'10 Up and over door, light and power.

Rear Garden: A delightful feature it extends to approx. 34' and faces easterly enjoying a high degree of privacy. There are two circular paved terraces surrounded by gravel with a decorated side path leading to the rear gate. It is enclosed by a combination of brick and flint walling beech hedging and laurel.





TOTAL FLOOR AREA : 2556.43sq. ft. ( 237.50 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

