

PROPERTY AGENTS

JPKnight



Alma Green, Stoke Row, RG9 5PB



Alma Green, Stoke Row

Situated in this keenly sought after village, a stylish home set in a private corner of this charming development with a view across the green. There are 3 bedrooms, bathroom and loft room whilst the ground floor features a 19' sitting room, 12' dining room, cloakroom and kitchen. The private garden extends to the side and rear with mature hedging and side gate. The property has a 1/14 share of the green and a garage in nearby block.

The property has oil fired central heating to radiators and is double glazed.

Tenure - Freehold

Accommodation

Entrance Hall: Stairs to landing with cupboard under, wood floor, radiator.

Cloakroom:

White 2-piece suite, tiled floor, window, radiator.

Kitchen: 11'8 x 7'7 Windows to front and side, wood worktops with shelving under, Belling range cooker, space for dishwasher and washing machine, tumble drier and fridge freezer, tiled floor, white sink unit, radiator.

Sitting Room: 19'7 x 12' French doors to garden and side window, wood floor, two radiators, open way to:

Dining Room: 12'2 x 7'6 Lantern light and windows all around and French door to terrace, radiator.





Stairs to Landing: Window to front, airing cupboard.

Bedroom 1: 11' x 10'1 (excl. door)
Rear aspect, wood floor, radiator, wardrobe.

Bedroom 2: 11'10 x 8'4
Window to rear: wood floor, radiator, wardrobe.

Bedroom 3: 11'9 x 7'5
Window to front: wood floor, wardrobe.

Bathroom:
Fitted with a white 3-piece suite including a bath with shower above, tiled walls and floor, chrome radiator, window.

Space saving stairs to:
Loft Room: 19'8 x 12' max
Scaled ceiling with two Velux windows, eaves cupboards.

Outside

A paved terrace leading to the lawn that extends to the rear and side. There are large established hedges to the side and rear with a timber fence to the other side. The gardens are interspersed with mature plants and shrubs and offer excellent privacy. A paved path links the terrace to the far side of the house, this is gravelled with a small fishpond with timber fencing, hedging and side gates to the front.

Oil fired boiler and oil tank.
Garage: In nearby block.



Directions

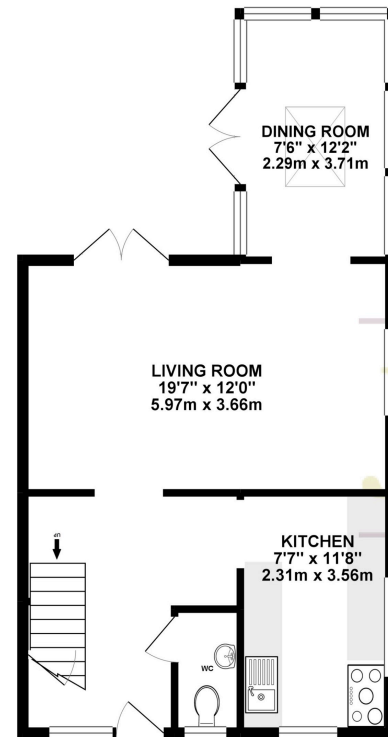
Leave Wallingford on the Reading Road, at the roundabout turn left onto Nosworthy Way, continue to the next roundabout and turn right onto the A4074. Continue for 4.5 miles and turn left signposted Checkendon, this becomes the Uxmore Road, continue to the T-junction and turn right towards Stoke Row, the property is opposite the Cherry Tree on the right hand side.

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) G		
Not energy efficient - higher running costs		
		78
	54	
England & Wales	EU Directive 2002/91/EC	

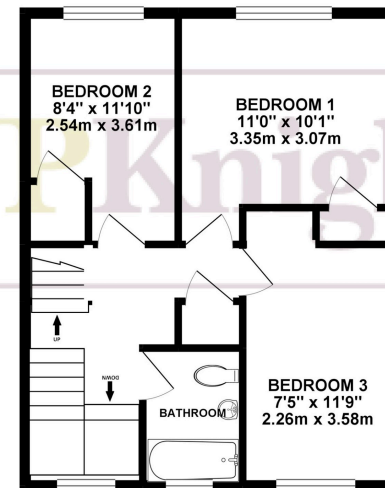
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



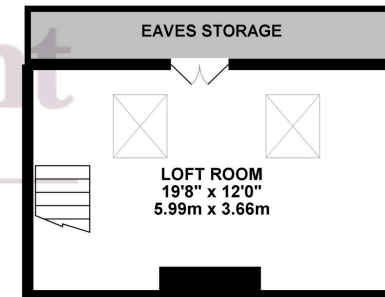
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1280.91sq. ft. (119.00 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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