



High Street, Wallingford OX10 0BP





## High Street, Wallingford

A beautiful Grade II listed cottage believed to date from 1685 and set in the heart of the town centre. Its charming period detail includes sash windows, a fireplace and a wealth of exposed beams and timbers. The light and airy accommodation centres round an open-plan split level kitchen-dining-living room with a study and family room opening to a charming courtyard garden. Upstairs there are 3 double bedrooms, bathroom and cloakroom.

**Accommodation**  
The property has gas central heating to radiators with many sash windows and plantation shutters.



## Tenure - Freehold

Front door to;

Dining Room: 18' x 11'10

Sash window with plantation shutters to the front, wood floor, radiator, beamed ceiling, door to side passage. Steps to:

Kitchen: 15'2 x 8'8

Limestone floor, casement door to garden, range of black storage units, wood worktops, stainless steel sink, range cooker with stainless steel back plate and extractor hood, dishwasher: beamed ceiling with wood pillars, radiator.

Sitting Room: 19'6 x 10'9

Sash window with plantation shutters to front, wood floor, fireplace with log stove and terracotta tiled hearth. 2 radiators, display recess, fitted cupboards and shelves under the stairs.

Study: 14'5 x 8'5

Limestone floor, double glazed window to rear, door to garden with transom light, open way to:







**Family Room:** 9'10 x 9'5  
 Secondary glazed leaded light window to gardens, brick fireplace with wood mantel & brick hearth, part panelled radiator, beamed ceiling.

**Stairs to Landing:** Velux window, two radiators, cupboard, loft access, down lighters.

**Bedroom 1:** 13'1 x 10'1  
 Window with plantation shutters to front, radiator, cast iron fireplace and cupboards flanking chimney breast.

**Bedroom 2:** 13'4 x 10'1  
 Window with plantation shutters to front, radiator, wall timbers.

**Bedroom 3:** 13' x 10'10  
 Window with plantation shutters to front, radiator, wall timbers and panelling.

**Bathroom:**  
 White 3-piece suite including panelled bath and shower unit, terracotta tile floor, window to rear, down lighters, radiator.

**Cloakroom:**  
 White two piece suite, Velux window, radiator, terracotta tile floor, wall timbers.

**Outside**  
 Loggia: Opening to the garden

Outside WC with a quarry tile floor, window.

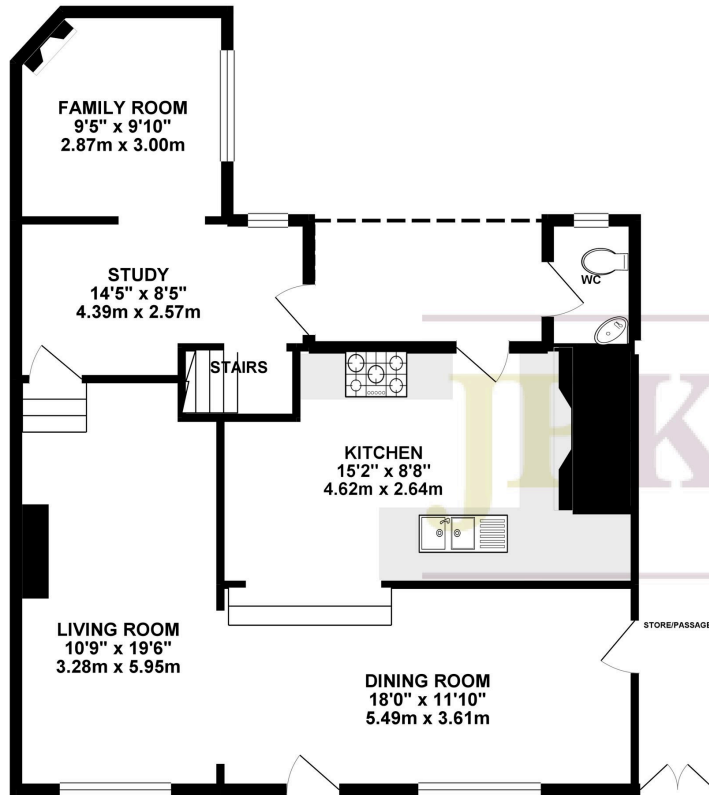
**Courtyard Garden:**  
 A lovely feature the garden is paved with raised flowerbeds to the borders and enclosed by brick and flint walls, access to front by side passage.

**Side Passage:** 20'11 x 4'2  
 Twin doors open to front, paved with light, door to kitchen.

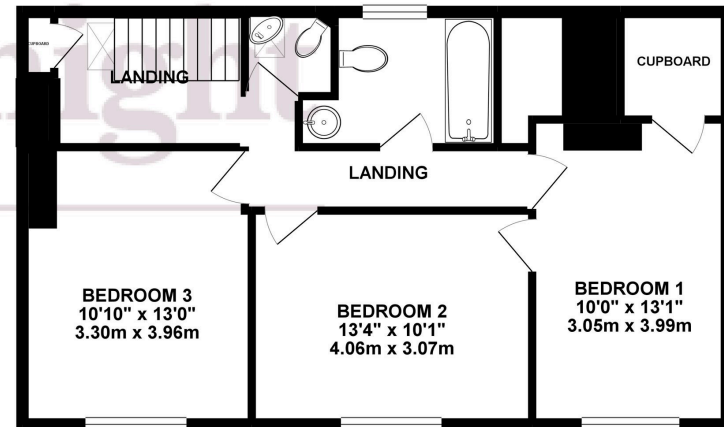


GROUND FLOOR

Directions  
Turn right from our office into St Martin's Street and then take the first right into High Street at the traffic lights. Pass the George Hotel and Avanti Restaurant on the left. The property will be found shortly afterwards on the right hand side.



1ST FLOOR



TOTAL FLOOR AREA : 1505.87sq. ft. ( 139.90 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.  
Made with Metropix ©2019

**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.

