



Sayer Milward Terrace, St Leonard's Lane, Wallingford OX10 0HB



Sayer Millward Terrace, Wallingford

In a quiet side street in the heart of the conservation area and within easy walking distance of the town's restaurants and shops a superb family home arranged over 4 floors with a south facing garden abutting the brook. There are 3 bedrooms, bathroom and cloakroom, a 24' living-dining room and 16'8 kitchen-breakfast room complete with a 4-oven Aga. In addition to its convenient town centre setting there is nearby access to the Thames path.

The property has gas central heating to radiators.

Tenure - Freehold

Accommodation

Entrance Porch: Quarry tiled step, front door.

Entrance Hall:

Tiled floor, radiator, access to stairs to kitchen, stairs to landing.

Lounge/Dining Room: 24'5 x 15'8 (L-shaped)

Window to front and two sash windows to the rear, wood floor, three radiators, cast iron fireplace with decorative tiled hearth, marble surround, fitted cupboards and display shelving.

Stairs down to:





Kitchen/Breakfast Room: 16'8 x 15'6
 French doors and sash window to garden, attractive range of storage units with granite worktops including a breakfast bar, 4 oven AGA (gas), induction hob with granite back plate & extractor hood, double electric oven and dishwasher. There is a limestone floor, down lighters, space for fridge freezer and washing machine, walk in larder and access to cellar space.

Cloakroom: White two piece suite, window, chrome radiator, limestone floor.
 Stairs from hall to:
 First Floor Landing: Radiator, airing cupboard housing hot water tank, gas boiler with slatted shelves.

Bedroom 2: 11'10 x 9'4 Bay window to front, cast iron fireplace with white surround, cupboards flank chimney breast, radiator, shelved recess.

Bedroom 3: 11'11 x 7'10 Sash window to rear, radiator, cast iron fireplace, white surround, cupboards either side of chimney breast.

Bathroom: Sash window with plantation shutters, white suite comprising claw foot hip bath, mixer tap and shower attachment and screen, low level wc, hand wash basin, towel rail/radiator, wood style floor, part tiled walls.

Stairs to Second Floor:

Bedroom 1: 13' x 10'9 Window to side, radiator, scaled ceiling and down lighters, eaves wardrobe (7'9 deep), eaves cupboard, drawer unit.

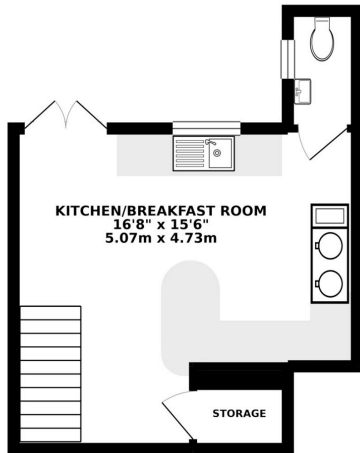
Outside
 A lovely feature it faces due south and abuts the brook with a paved terrace, step to the lawn, flower and shrub borders enclosed by timber fencing, mature clematis and a gated rear access.



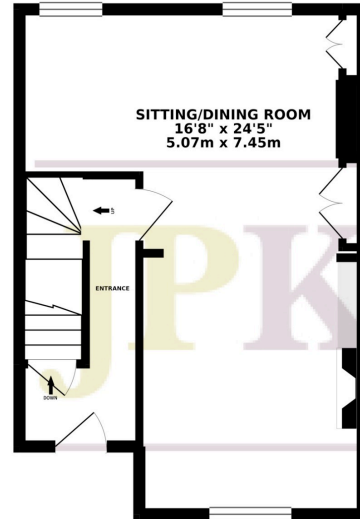
View from bedroom 1



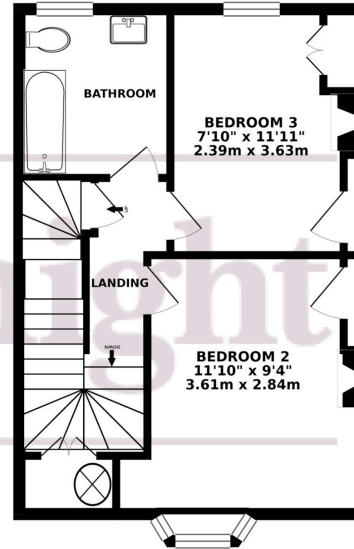
LOWER GROUND FLOOR



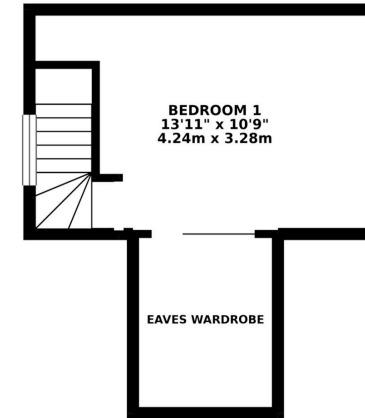
UPPER GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1304.69 sq. ft. (121.21 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 into St Martin's Street and into the Market Place; continue along St Mary's Street towards St Leonard's Square. Turn left into New Road, then next right into Wood Street. At the end turn left into St Leonard's Lane, Sayer Millward Terrace will be found on the right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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.

