



Sovereign Place, Wallingford OX10 9GF





## Sovereign Place, Wallingford

Set on this favoured development within walking distance of the town a fabulous family home with an attractive east facing garden and an outlook across a green at the front. Arranged over 3 floors the flexible accommodation comprises 4 bedrooms and 2 bathrooms, a 1<sup>st</sup> floor sitting room with fireplace, a cloakroom, bedroom 5/family room and lovely kitchen/breakfast room with utility room. The house also has driveway and garage parking.

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

## Tenure - Freehold

### Accommodation

Entrance Hall: Tiled floor, radiator, stairs to landing.  
Cloakroom: White two piece suite, tiled floor, radiator, window.

Kitchen/Breakfast/Conservatory: 20'4 x 15' 6 (L shaped)

The kitchen has a range of storage units with worktops, gas hob, extractor hood, double electric oven, fridge/freezer and space for dishwasher. Window to rear, tiled floor, down lighters, gas boiler. The breakfast area/conservatory has French doors to the garden, tiled floor, three radiators, under stair storage cupboard.

Utility Room: 8'4 x 5'1 Range of cupboards, worktops, space for washing machine and tumble drier, tiled floor radiator, stainless steel sink.

Family Room/Bedroom 5: 11'7 x 8'4

Window with plantation shutters to the front, wood style floor, radiator.







Stairs to First Floor Landing: Radiator.

Sitting Room: 15'5 x 12'8

Two windows to front, fireplace with wood surround, marble inset and hearth, fitted coal effect gas fire. Two radiators, egg and dart cornice.

Bedroom 3: 16'5 x 8' Window to front and rear, wood style floor, two radiators.

Bedroom 4: 15'7 x 9'9 (L shaped) Windows to rear, radiator.

Bathroom: White 3-piece suite including panel bath with shower and screen, tiled floor, chrome radiator, down lighters.

Stairs to Second Floor Landing: Window to side, airing cupboard.

Bedroom 2: 15'8 x 11'1 (L shaped) Window to rear, radiator.

Bedroom 1: 13'3 x 11'8 (excl. wardrobes)

Window to front, two double wardrobes and radiator.

En Suite Shower Room: White 3-piece suite with wide tiled shower cubicle, radiator, down lighters, part tiled walls.

Outside

To the Front: Wrought iron fence with a paved path to front door, driveway leading to:

Garage: 17'5 x 8'2

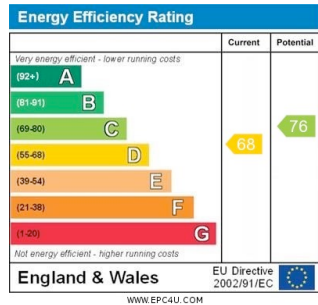
Up/door, light and power, door and window to rear.

Rear Garden

An attractive feature, the garden extends to 41 feet and faces east. There is a full width area of timber decking with a balustrade beyond which the garden is laid to lawn with shrubs and plants to the borders. The garden is enclosed by timber fencing.



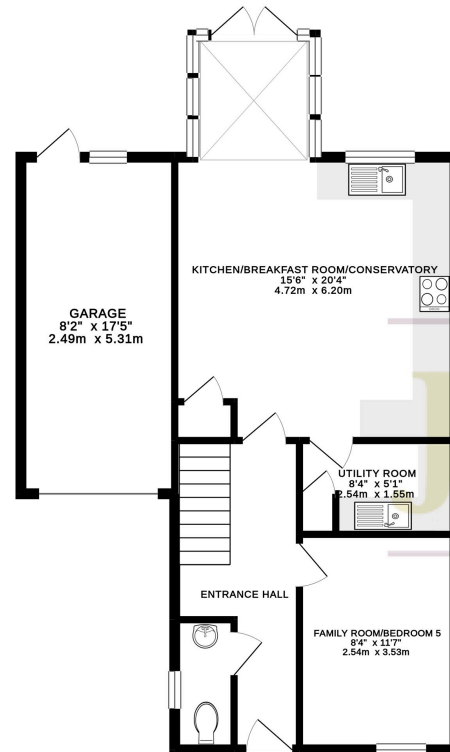
Directions: Turn left from our offices into St Martin's Street, follow the one-way system through town, past St Leonard's Square and then turn first right into St Johns Road, follow this across the mini roundabout and take the 2nd left into Sovereign Place, follow the road to the top, the property is on the left.



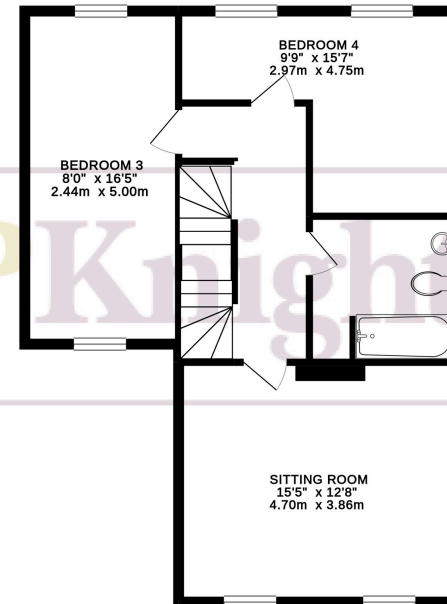
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



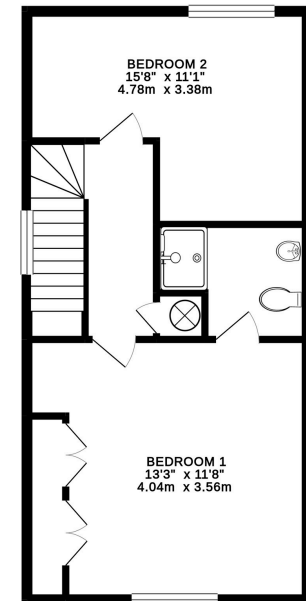
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1679sq. ft. ( 156.0 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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