



The Elms, Castle Street, Wallingford OX10 8DL



The Elms Castle Street Wallingford

A fabulous period home, comprehensively refurbished throughout, comprising superb accommodation in excess of 3000 sq.ft. over two floors: located less than a minutes walk to Waitrose and Wallingford's wonderful array of independent retailers and restaurants.

Unusually for such a central location, the property features a sweeping gated driveway leading to secluded grounds that extend to over half an acre. The main part of the building is early Victorian and the restoration is sympathetic to the era, with high ceilings, original sash windows, decorative architraves and deep skirting.

The house comprises 5 bedrooms and 2 bathrooms, including a beautiful master suite overlooking the rear garden and the Bullcroft beyond. Downstairs there is a drawing room, dining room, imposing reception hall with stairwell, large utility, shower room, kitchen/breakfast room and family room with fireplace and bi-fold doors to the gardens.



Tenure - Freehold

Reception Hall:

Sash window to the front and a cloaks cupboard with sash window. The hall runs through to the heart of the house with a turning staircase to the first floor, part panelled dado, radiator, a range of fitted cupboards and a corniced ceiling.

Shower Room: 8'6 x 7'7

White suite comprising wide tiled shower cubicle, hand-wash basin and WC, tiled floor, chrome radiator, down lighters.

Inner Hall: Built-in cupboards.

Drawing Room: 15'7 x 15'5

Sash window to the front and French doors featuring decorative glass out into the gardens (both with shutters), fireplace with a white surround and cast iron inset with tiled slips, ceiling cornice, radiator.

Dining Room: 15'7 x 15'5

Fireplace with a white surround, sash window to the rear, and radiator.





Family Room: 17' x 14'10

A delightful triple aspect room with full with bi-fold doors opening out on to the terrace and private rear garden, two windows out to the drive and a window to the far side. It features a fireplace with wood beam and brick hearth with a wood burning stove, limestone tiled floor, radiator and down lighters.

Kitchen/Breakfast Room: 17' 8 x 15' 5

Double aspect with two windows to the rear and a window out to the driveway at the front, the kitchen is fitted with a range of storage units and wood worktops and features a 'Leisure' range cooker with further appliance space. Limestone tiled floor, radiator and a beamed ceiling with down lighters.

Utility Room: 13'9 x 8'5 Window, door leading to garden, range of storage units, work tops, sink unit, appliance space, radiator, gas boiler.

Stairs to Landing: Twin storey with two windows out to the grounds, radiator, storage cupboard.

Master Bedroom Suite:

Bedroom: 16'6 x 15'2 Picture window out to the rear garden, further side window. exposed timbers and beams. radiator.

En Suite Dressing Room/ Bathroom: 18'1 x 15' max. Free standing roll top bath, WC, hand wash basin, dual aspect with double glazed windows, chrome radiator.

Bedroom 2: 15'6 x 15'4 Double aspect with sash windows to front and side, fireplace with white surround and cast iron inset, fitted wardrobes.

Bedroom 3: 15'6 x 14'1 Tall sash window to front, radiator, fireplace with stone surround.

Bedroom 4: 15'6 x 12'10 Sash window, fireplace with white surround and inset, wardrobe, radiator.

Bedroom 5: 11'10 x 10'3 Fireplace with white surround, radiator, double glazed window.

Family Bathroom: Beautifully fitted with a four piece suite including a free-standing roll top bath, white tiled shower cubicle, WC, basin, tiled floor, double glazed window, radiator.

Outside

Front Garden: A concealed, gated drive sweeps down through a large area of lawn to the house, bordered by established banks of shrubs and trees. Mainly walled they enjoy an excellent degree of privacy.

Rear Garden: Mainly walled the garden about the Bull Croft park, are very secluded with a central lawn and established shrub borders.



Directions

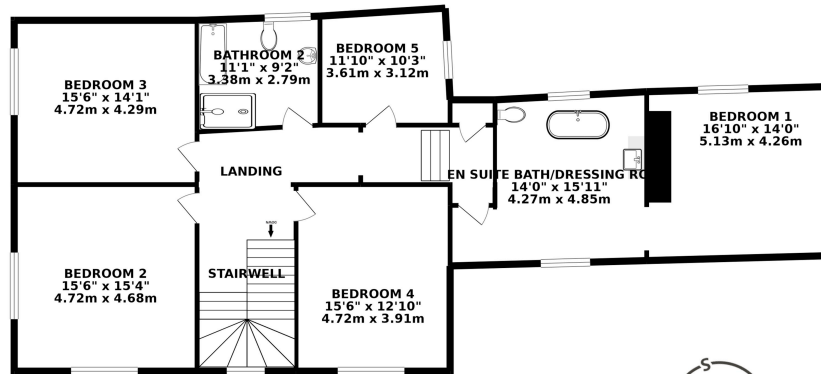
Turn right from our offices into St Martin's Street, go straight on at the traffic lights into Castle Street. The property will be found on the left half way along Castle Street just after the public car spaces (opposite) and before the right hand bend.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	32
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

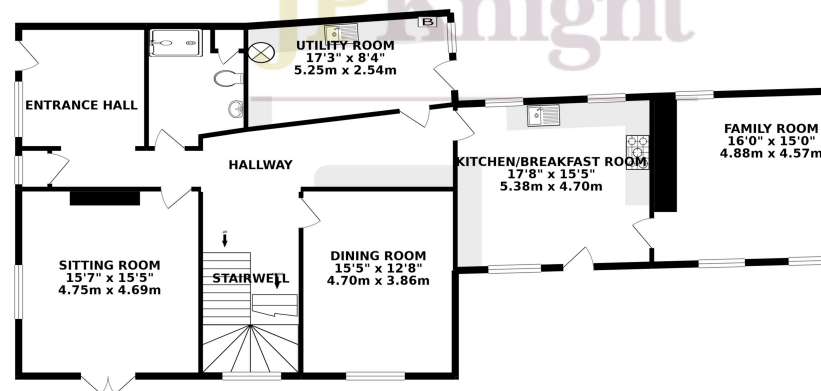
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 3022.88 sq. ft. (280.83 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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