





Thames Street, Wallingford

A charming Grade II listed cottage set in the heart of the conservation area close to all the amenities of the town and featuring driveway parking for several cars as well as a secluded walled garden with a large greenhouse. The property features a delightful upside/down arrangement with 2 bedrooms and 2 bathrooms on the ground floor, a stunning 19' sitting room with open fireplace, 15'8 square kitchen-breakfast room and mezzanine with study. The property has gas central heating to radiators.



Tenure - Freehold

Accommodation

Entrance Hall:

Cloaks cupboard, shelving, 2 radiators, stairs to landing and gas boiler.

Inner Hall: Exposed brick arch.

Bedroom 1: 10'8 x 9'5 (excluding wardrobe and entrance)

Front aspect, full width wardrobes, 2 radiators, down lighters, entrance area.

En Suite Shower Room: White 3-piece suite including a large shower cubicle, down lighters, heated towel rail.

Bedroom 2: 11' x 9'8

Window to front, radiator, fitted wardrobes.





Bathroom: Fitted with a 5-piece white suite including large shower cubicle and bath, part tiled walls, down lighters, 2 radiators, wall mirror, internal decorative glass window.

Stairs to First Floor.

Sitting Room: 19'5 x 15'3 (inc stairwell)

A bright room with 2 windows to front, and one to rear, the room features a vaulted and beamed 12'7 ceiling with 2 velux windows. Fireplace with a coal effect gas fire and slate hearth, 2 radiators, fitted cupboards and range of bookshelves. Open way to:

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

The room features a double aspect with 2 windows to front and rear: Fitted with a range of storage units and granite worktops, stainless steel sink, gas hob, double electric oven. Spaces for fridge/freezer and dishwasher, wood floor, down lighters, 2 radiators, stairs to:

Mezzanine Study/Bedroom 3: 16'2 x 7'6 excl. eaves
Side window, central cross beams and vaulted ceiling, flanked by eaves cupboards.

Outside

A shared drive leads in to numbers 12a and 13. The property has parking spaces for several cars flanking the drive.

Main Garden:

Across the drive from the house there is a lawn with trellis fence.

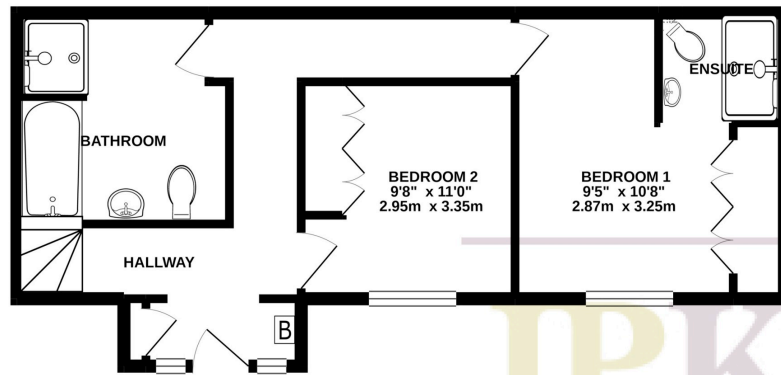
Large Greenhouse: Set on a brick base.

Behind this is a terrace with timber fencing leading to: Courtyard Garden:

Low maintenance with area of gravel and paving with shrub and plant borders enclosed by brick walls and a timber fence. Potting Shed. Garden Shed.



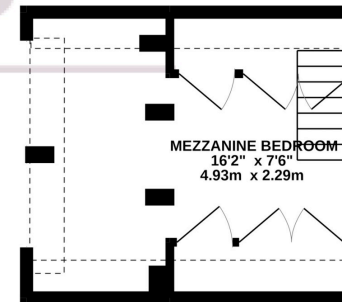
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1292sq.ft. (120.0 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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Directions

Turn left out of our office into St Martin's Street and follow through the Market Place along St Mary's Street. Turn left before The Green Tree into New Road and right into Wood Street. Follow this to the right into Thames Street, the entrance to the property is just off Cherwell Close.

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.

