



The Murren, Wallingford OX10 9DZ



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A stylish mews style home arranged over the 1st and 2nd floors with 3 bedrooms, 2 bathrooms a mezzanine study, 2 balconies and a fabulous open plan 33' living/dining room/kitchen and separate utility room. The interesting layout includes a master suite with south facing balcony, living room with freestanding log stove on slate hearth, balcony with spiral steps to the garden. This lovely Winterbrook development is set just to the south of town and features with 2 undercover parking spaces, the use of a communal tennis court and meadow that runs down to the Thames.

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



Tenure - Leasehold

Stairs to first floor balcony, Front door to:

Entrance Hall: Wood style floor, radiator, egg and dart cornice, cloaks cupboard, airing cupboard.

Sitting/Dining Room/kitchen: 33'5 x 14'10 (max)

Sitting Room:

Large picture window with casement door to balcony, wood style floor, freestanding log stove on a slate hearth, staircase to mezzanine, two radiators.

Kitchen/Dining Area:

Window to front, range of storage units with wood worktops and breakfast bar: recess for range style cooker, extractor hood, dishwasher and fridge/freezer. Plumbing for washing machine, wood style floor, pelmet lighting.





Utility Room: 10'5 x 7'2 Front aspect, range of cupboards with worktops, gas hob, extractor hood, double electric oven, space for washing machine and tumble drier, tiled floor, gas boiler.

Bedroom 2: 13'5 x 9'9 Window to rear, radiator, cupboards.

Bathroom: White three-piece suite, including a panelled bath with mixer tap and shower attachment, part tiled wall, radiator, window.

Stairs to Mezzanine/Study: 11'1 x 9'1 Balustrade overlooking sitting room, gable window facing south to rear, built in wardrobes, access to roof space, exposed beams and 13'2 vaulted ceiling.

Bedroom 1: 12'6 x 9'9 Casement door flanked by windows to the second balcony, radiator, egg and dart cornice.

Balcony 2: 9'8 x 9'7 Metal balustrade, astro-turf, lovely south facing view.

En Suite Shower Room: White 3-piece suite including tiled shower cubicle, part tiled walls, radiator.

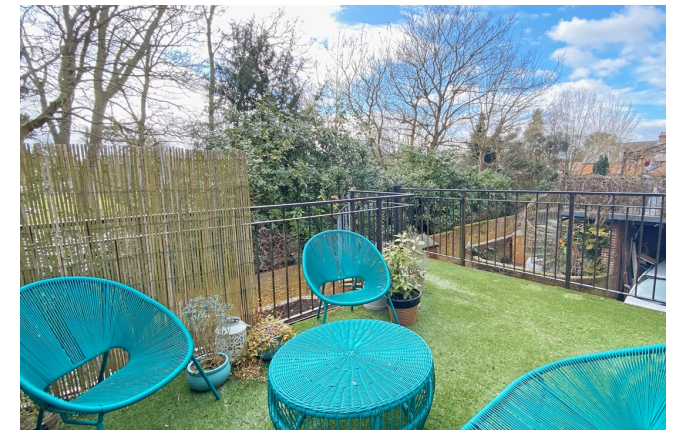
Bedroom 3: 14'9 x 6'8 Two Velux windows to front, large eaves cupboard: radiator, exposed beams.

Outside

Main Balcony: 14' x 9'7 Set off the sitting room with wrought iron railing, astro-turf, spiral staircase down to the garden,

Rear Courtyard Garden: An attractive feature it faces south and is approx. 17' x 15'. Enclosed by raised brick flowerbeds it is laid to astro-turf with gated rear access.

Two undercover parking spaces.



Directions:

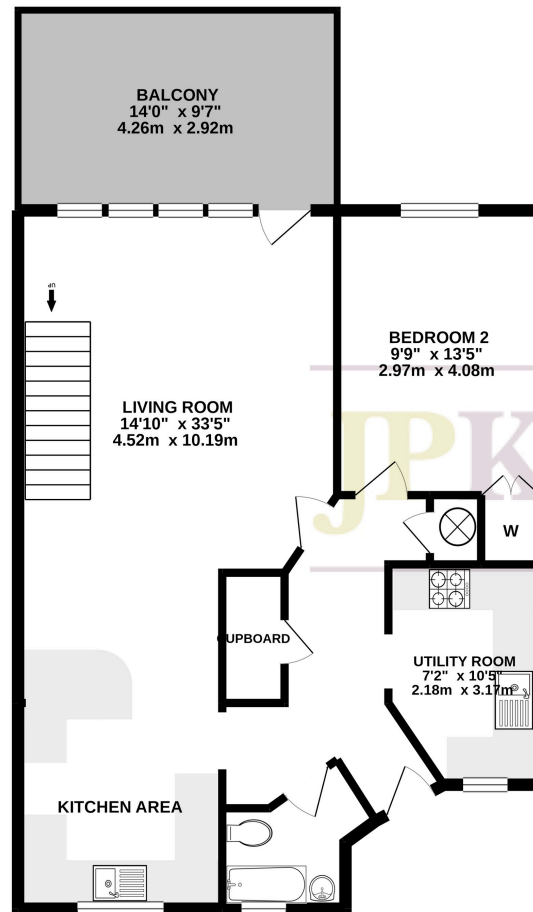
Turn left from our offices into St Martin's Street, through the Market Place and then straight into the Reading Road, The Murren is on the left after 0.3 of a mile.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	77
England & Wales		
	EU Directive 2002/91/EC	

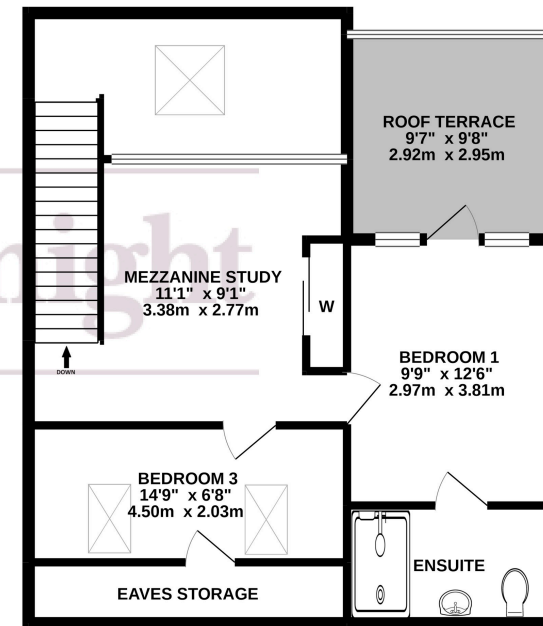
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FIRST FLOOR



SECOND FLOOR



TOTAL FLOOR AREA : 1383 sq.ft. (128.5 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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