



Sovereign Place, Wallingford OX10 9GF



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A magnificent and imposing double fronted detached family home set on this sought after development: as well as an established west facing garden there is a double garage and driveway with space for 4 cars. The superb accommodation includes a luxury master suite occupying the entire 2nd floor, a further guest suite, 2 bedrooms and bathroom: the living space features a double aspect drawing room, study, cloakroom and superb kitchen-breakfast room-conservatory. In a quiet no through road it is within walking distance of the town.

Accommodation

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

Entrance Hall:

Tiled floor, radiator, stairs to landing and cupboard under, window to front.



Tenure - Freehold

Cloakroom: Refitted white 2-piece suite, radiator, tiled floor, window, down lighters.

Drawing Room: 23'6 x 12'

Stone fireplace with coal effect gas fire, the room has a double aspect with French doors to rear, bay window to front, wood floor, two radiators, egg and dart cornice, down lighters.

Study: 9'3 x 7'7

Front aspect, radiator, fitted cupboards and bookshelves. Utility cupboard with space for washing machine and tumble drier.

Kitchen/Breakfast Room/Conservatory: 20' x 16'7 (L shaped)

Range of storage units with stone worktops & breakfast bar with a stainless steel sink, air conditioning unit & water softener. Induction hob, extractor hood, double electric oven, microwave, wine fridge & dishwasher. Space for US style fridge/freezer: pelmet & down lighters, tiled & heated floor, two radiators. Conservatory set on a brick plinth with French doors to garden.





Stairs to 1st Floor Landing: Radiator and airing cupboard.

Bedroom 2: 21'6 x 9'3

Windows to front & rear, 2 double wardrobes, 2 radiators.

En Suite Shower Room:

White 3-piece suite incl. wide tiled shower cubicle, part tiled walls, tiled floor, radiator, down lighters, window.

Bedroom 3: 13' x 9'4 Front aspect, radiator, wardrobe.

Bedroom 4: 11'11 x 8'2 Rear aspect, fitted cupboards, desk and shelving, radiator.

Bathroom: White 3-piece suite, part tiled walls, radiator, tiled floors, window, down lighters.

Stairs to Second Floor:

Bedroom 1: 20'3 x 16'10

Window to front and two Velux windows to rear, air conditioning unit, two radiators, wardrobes, down lighters.

Dressing Room: 8' x 8'

Front aspect, fitted wardrobes and dressing table, window seat, radiator, down lighters.

En Suite Bathroom: 10'6 x 7'5

White 4-piece suite incl. a bath and separate shower cubicle, part tiled walls, radiator, Velux window, down lighters.

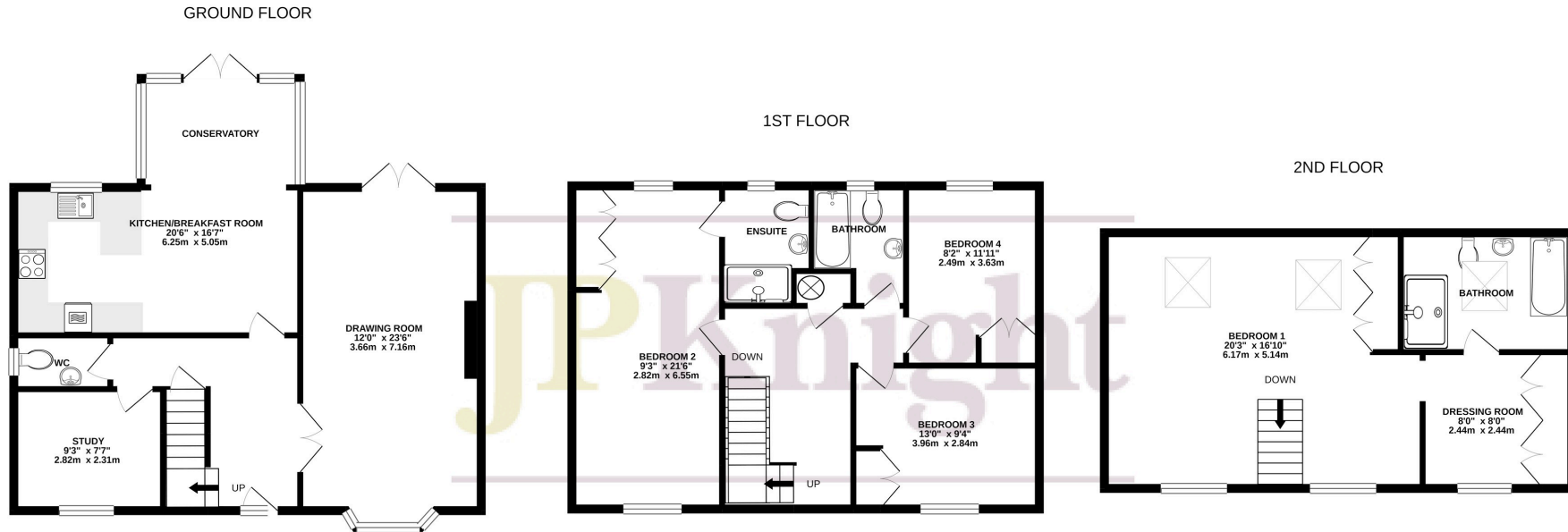
Outside

Cobbled front garden with inset flowerbeds and a box hedge, large driveway with parking for up to four cars.

Detached Double Garage: 17'7 x 17'6 Twin up/over doors with light and power and door to garden.

Rear Garden: Paved terrace leading to an area of lawn with some established shrubs and trees; trellis with climbing plants, further terrace to the far end. It is enclosed by timber fence and walling with a side gate to the drive.



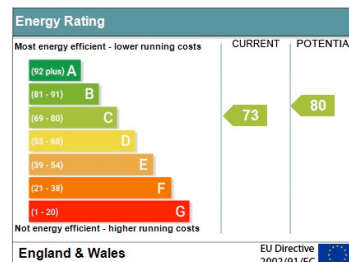


TOTAL FLOOR AREA : 1948sq.ft. (181.0 sq.m.) approx.

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 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 along, the property is on the right.



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.

