

PROPERTY AGENTS

**JP**Knight



Winterbrook, Wallingford OX10 9EA



## Winterbrook, Wallingford

A magnificent Victorian villa set in fabulous, private grounds of 0.7 of an acre, set in a prestigious location just half a mile from the town centre. The main house comprises 4 double bedrooms and 3 reception rooms with a further 3 rooms on the 2<sup>nd</sup> floor: in addition there is a gym, self contained annexe and a 50' greenhouse with a mature vine and further storage.

There is extensive parking on the walled drive to the front, a superb south facing terrace leading to the main lawn and further areas of ground for vegetables and a small orchard.

This superb home offers the delightful combination of established private grounds within easy walking distance of the shops and restaurants of the town.



## Tenure - Freehold

Accommodation

There is gas central heating to radiators.

Reception Hall: 31'6 x 6'9

Casement door to rear garden: picture rail, staircase and door to cellar. Cloakroom: White 2-piece suite.

Drawing Room: 20'9 x 19'10 into bay.

Fireplace with dark wood surround, slate hearth and log stove. Large bay with French doors to the terrace, sash window to the side, picture and dado rails.

Sitting Room: 19'8 x 14'11

Fireplace with marble surround, slate hearth and log stove, sash window to the front, large bay with French doors to the terrace.

Cornice, picture and dado rails.

Dining Room: 14'6 x 14'

Sash window to the front, wood floor, fireplace with white surround and cast iron inset, ceiling cornice, picture and dado rails.

Kitchen/Breakfast Room: 14'1 x 14'

Fitted with a range of storage units, wood worktops and an ESSE range (electric), white sink unit, dishwasher, slate floor, sash window to the rear.





Stairs to Galleried Landing:  
 Sash window to the rear. Door to stairs to 2- floor.  
 Bedroom 1: 17' x 15'  
 Large bay window over the main garden, sash window to the rear, cast iron fireplace, wardrobe.  
 Bedroom 2: 18' x 13'10"  
 Cast iron fireplace, large bay overlooking the man garden: sash window to the front, wardrobe.  
 Bedroom 3: 14'9 x 14'5"  
 Sash window to the rear, cast iron fireplace, picture rail, wardrobes flanking the chimneybreast.  
 Bedroom 4: 15' x 12'7"  
 Double aspect with windows front and side.  
 Bathroom: 11'2 x 10'  
 Fitted with a 4-piece white suite including a freestanding bath and shower cubicle, tiled floor, sash window, picture rail.  
 Cloakroom: White 2-piece suite.  
 Stairs to Second Floor:  
 Room 1: 21'8 x 13'1 Window to rear.  
 Room 2: 13'3 x 8'10 Velux window.  
 Room 3: 9'9 x 6'7 Scaled ceiling, velux window.  
 Annexe:  
 Kitchen: 10'6 x 9'10 Storage cupboards, worktops, wood floor, stainless steel sink, electric oven and hob, appliance space, side windows.

Bedroom: 11' x 9'11 Side window: wardrobe.  
 Room: 9'11 x 6'6 Side window, cupboard with gas boiler.  
 Bathroom: White 3-piece suite, tiled floor, window.  
 Side Lobby: 10'10 x 9'4 Two velux windows, door to side.  
 Gym: 14'4 x 12'1 Two velux windows, door to greenhouse.

Outside:  
 To the Front: The property is approached via an extensive gravel drive with retaining front wall with wrought iron railings. There is a central bed with two mature ash trees set in flowerbeds with boxed borders. Side wall with door to side garden, pathway to main lawn and a small area of woodland along the front boundary.

Greenhouse: 49'5 x 11'  
 Recently renovated the first section houses a productive vine, quarry-tiled path, the far part is a useful store.

Gardens: There is a superb south facing main terrace leading to a large lawn with established borders with boxed hedges and a wealth of roses. The lawn is completely secluded with banks of mature trees and shrubs. A gravel path leads via a lightly wooded area to a vegetable area with a path leading across the rear boundary past a small orchard to an attractive stone terrace with pond. This leads to the greenhouse and back to the main house.



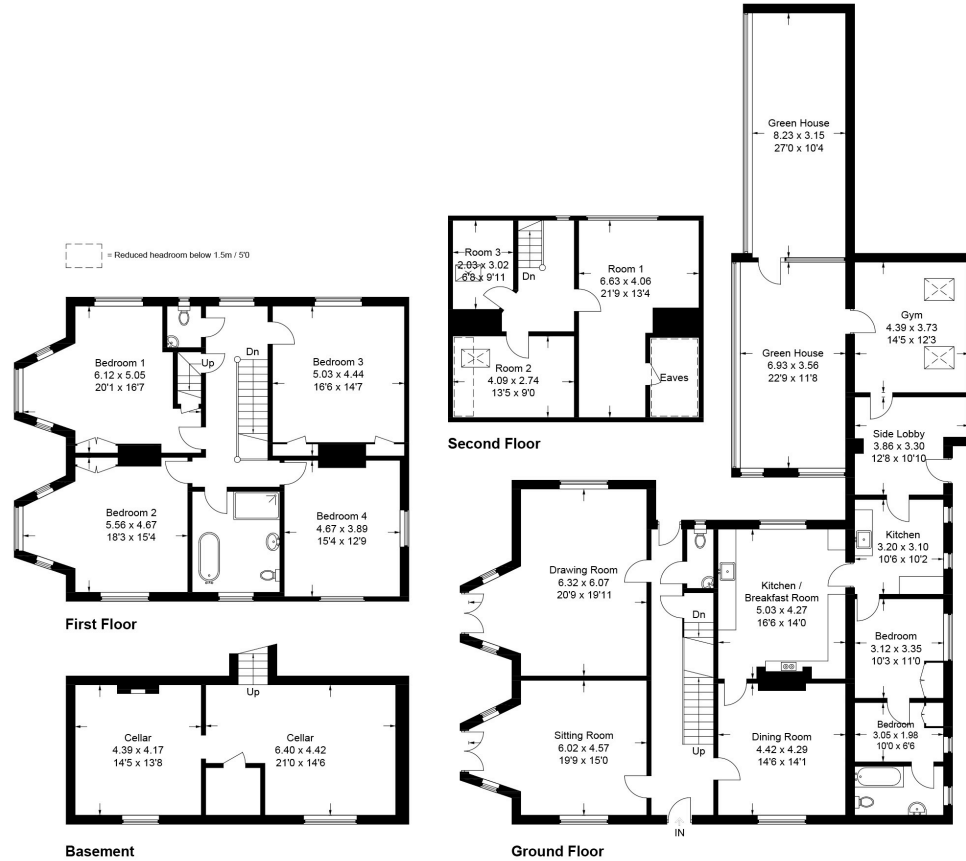
Approximate Gross Internal Area  
 Basement = 48.7 sq m / 524 sq ft  
 Ground Floor = 237.1 sq m / 2,552 sq ft  
 First Floor = 114.8 sq m / 1,236 sq ft  
 Second Floor = 55.2 sq m / 594 sq ft  
 Total = 455.8 sq m / 4,906 sq ft



**Directions**

Turn left from our offices into St Martin's Street, follow this through the market square into St Mary's Street, out through St Leonards Square and onto the Reading Road, the property is on the right opposite the turning to the Murren.

**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.



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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