



The Murren, Wallingford OX10 9DZ





River Thames, at the end of the paddock



Communal tennis court

## The Murren, Wallingford

A delightful town house arranged over 3 floors and comprises 3 bedrooms and 2 bathrooms, along with sitting room, small conservatory and a kitchen. Situated on a select development in Winterbrook, just to the south of the town it has undercover and visitor parking as well as a communal tennis court and meadow that runs down to the Thames. There is a secluded, south facing rear garden.

### Accommodation

The property has a 970 year lease with no ground rent and has a share of freehold. It is mostly double glazed with gas central heating to radiators.

## Tenure - Leasehold

Entrance Porch: Tiled step, bin store.

### Entrance Hall:

Window to front, wood floor, radiator, staircase with cupboard under. Further cupboard with space for tumble drier.

### Sitting Room: 15' x 13'9 max

The room has a fireplace with a white surround, marble inset and hearth. Cupboards and shelves flank the chimneybreast, wood floor, radiator.

### Conservatory: 7'9 x 6'6

Glass roof, tiled floor, door to garden.

### Kitchen: 8'6 x 8'5

Window to front, range of storage units with worktops, Belfast sink, recess for cooker, washing machine and dishwasher, tiled floor, radiator.







Stairs to Landing:  
Window to front aspect, radiator, airing cupboard housing.

Bedroom 2: 13' excl. wardrobe x 9'7  
The room features two windows to rear, fitted full width wardrobes and radiator.

Bedroom 3: 8'6 x 8'6  
Front aspect, radiator and wardrobe.

Bathroom:  
White 3-piece suite, radiator, tiling, chrome radiator, wood style floor.

Stairs to Second Floor Landing:  
Eaves wardrobe.

Bedroom 1: 14'11 x 9'10  
Two Velux windows to the rear, radiator and eaves cupboards.

En Suite Bathroom:  
White 3-piece suite, part tiled walls, radiator.

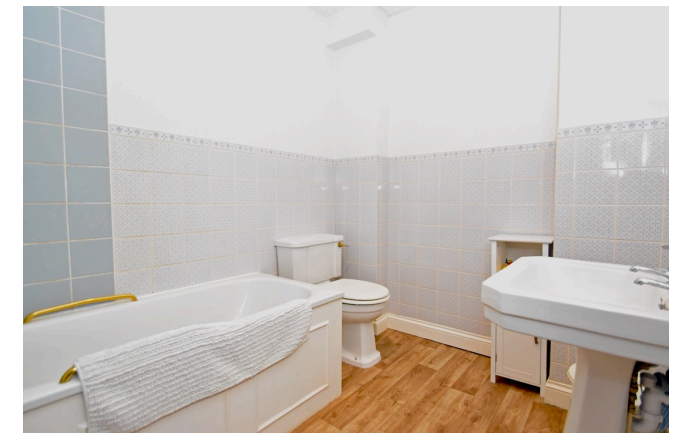
Outside

Rear Garden:  
A lovely feature it is low maintenance, extends to 35' in length and faces south: it has a raised timber deck and paved path to the rear with a shrub and plant border beds. It is enclosed by timber fencing with a rear gate.

Undercover Parking Space: Close to the house with a path leading to the rear of the garden. (second on the left).

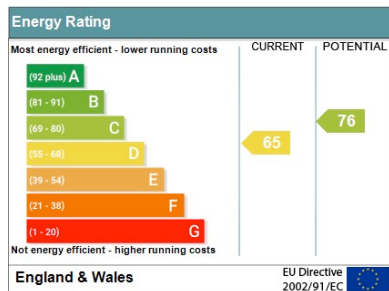
Communal Grounds:  
A secure gate at the end of the development leads to: Communal Tennis Court

Large Meadow: Leading down to the Thames and including the riverbank on the far side of the footpath.



#### Directions:

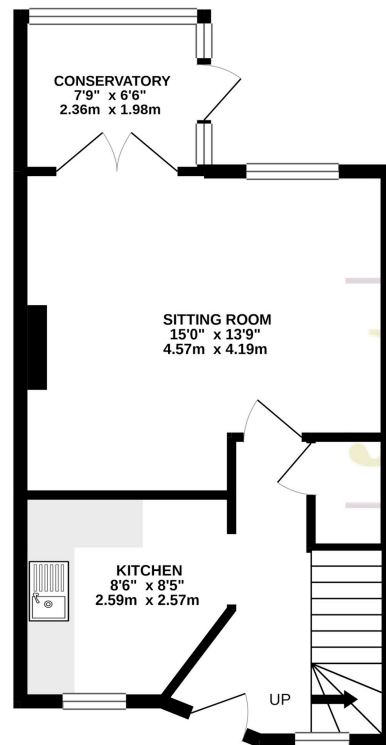
Turn left from our offices into St Martin's Street, through the Market Place and then straight into the Reading Road, The Murren is on the left after 0.3 of a mile.



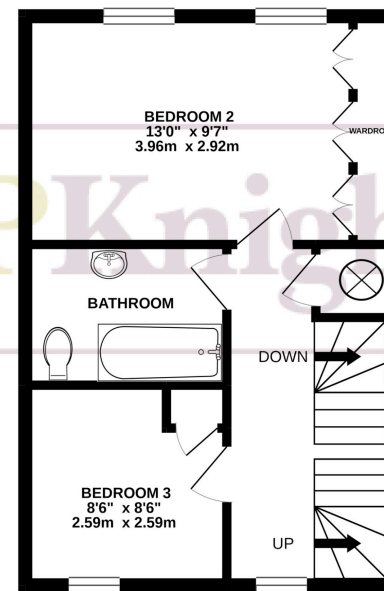
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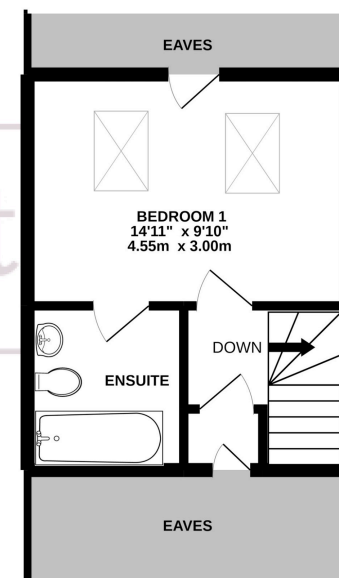
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1163sq.ft. (108.0 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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