

PROPERTY AGENTS

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Chalmore Gardens, Wallingford OX10 9EP



Chalmore Gardens, Wallingford

In an idyllic location just to the south of town, a spacious detached family home with fabulous grounds extending to 0.6 of an acre including a mooring: this unrivalled setting on a private road has spectacular river views and yet is within walking distance of the shops and restaurants. The versatile accommodation has 4/5 first floor bedrooms including a suite, an 18' sitting room with fireplace, stunning 24' kitchen-breakfast-family room whilst the utility and ground floor bedroom suite have annexe potential.

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



Tenure - Freehold

Entrance Hall:

Glazed front door and sidelight, radiator, downlighters, open stairs to landing.

Cloakroom: White 2-piece suite, tiled wall and floor with rustic wood panelling, mirror, radiator, airing cupboard.

Kitchen/Breakfast/Family Room: 24'3 x 17'6

A lovely bright room with patio doors to the garden, side window, door and an array of skylight windows. There is a range of painted storage units with quartz worktops and wood breakfast bar, range cooker with extractor hood, dishwasher, undermount stainless steel sink, space for fridge/freezer, wood floor, 2 radiators, downlighters.

Sitting Room: 16'10 x 12'1

Double aspect, open fire with painted brick chimney breast and paved hearth, radiator.





Potential Annexe currently a teenage bedroom suite.
 Ground Floor Bedroom: 10'6 x 10'5 (max)
 Window to front, radiator, downlighters.
 En Suite Shower Room: White 2-piece suite, tiled wall and floor, radiator, downlighters.
 Lobby: 10'2 x 11'11 (L-shaped) French doors to rear, radiator, downlighters.

Utility: 10'11 x 11'10 Range of cupboards, appliance spaces, window to rear, tiling, radiator, door to garden.

Stairs to Landing:
 Front aspect, radiator, airing cupboard, loft access.

Bedroom 1: 11'10 x 10'3 (scaled ceilings)
 Fitted wardrobes, window to front, radiator.

Dressing Room: 10'8 x 8'10 (L shaped)
 Brick chimney breast, window to front, built in cupboard and dressing table, radiator, mirror.

En Suite Shower Room: fitted with white 3-piece suite.

Bedroom 2: 15' x 10'4 Double aspect, radiator.
 Bedroom 3: 10'11 x 9'3 Window to rear, radiator.
 Bedroom 4: 11'8 x 10'11 Rear aspect, radiator, connecting door to:
 Bedroom 5: 12'5 x 10'3 Window to rear, radiator.
 Bathroom: White 3-piece suite with shower above the bath, rear aspect, tiling, wood style floor.

Outside

Front garden: A long drive leads to the property and is flanked with established lawns, there is a walled boundary. A further large area of lawn extends on the other side of the road leading to river frontage with mooring.

Garage: 17'8 x 14'11 Up/over door, window to side, gas boiler.

Rear Garden: A superb feature, there is a large area of decking leading out to a large lawn interspersed with trees and shrubs. It is enclosed by a combination of hedges and ranch style timber fencing.



Directions:

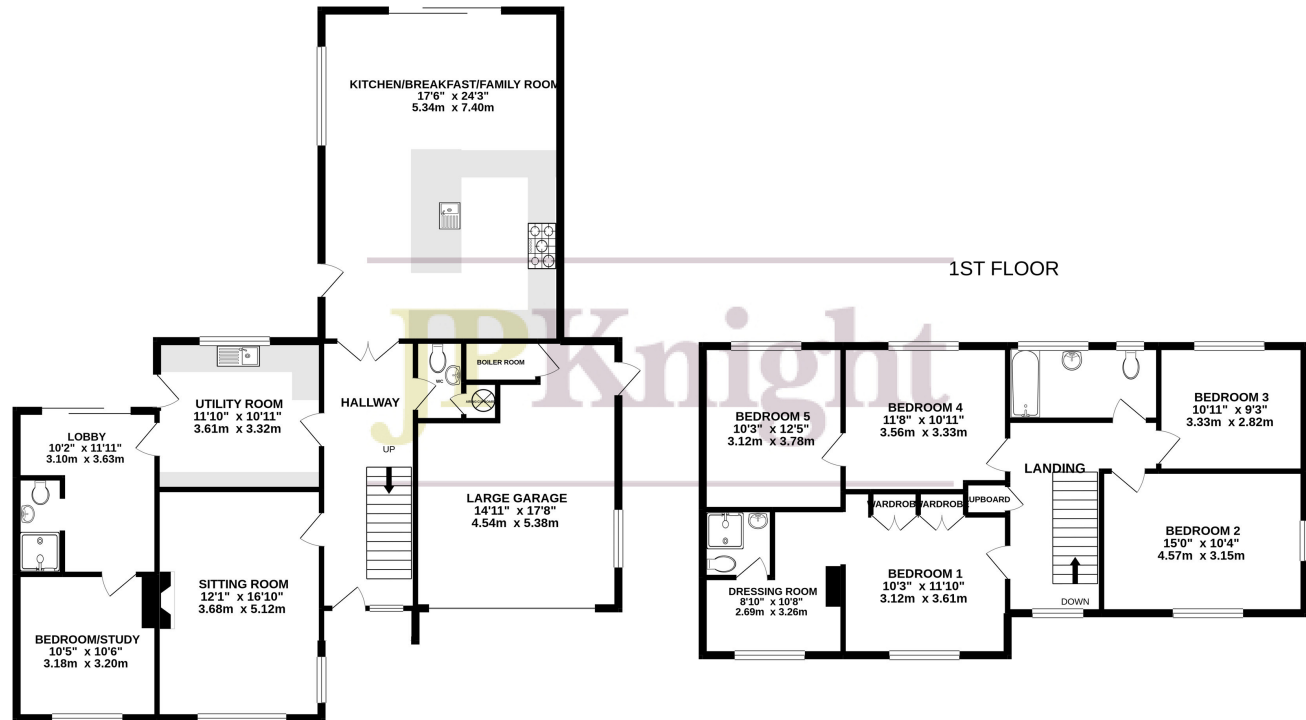
Turn left from our offices into St Martin's Street, follow this into St Mary's Street, through St Leonards Square then take the 2nd left into St Lucian's Lane. At the end turn right into Chalmore Gardens, the property is the along on the right.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 63 D | 79 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.



GROUND FLOOR



TOTAL FLOOR AREA : 2076sq.ft. (192.9 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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