

PROPERTY AGENTS

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Nuffield Lane, Nr. Wallingford OX10 6QJ





## Nuffield Lane, Nr. Wallingford

A magnificent detached family home in a delightful semi-rural location with fabulous views to both front and rear across open countryside. The versatile layout can be used as a 4 bedroom home with a 2 bedroom annexe, alternatively it could be a substantial 5/6 bedroom home with excellent living space.

The property sits in a private plot that extends to  $\frac{1}{4}$  of an acre abutting open farmland with a gated drive and additional gated access to the side plot.

Less than 3 miles from the centre of Wallingford it is part of the small Oakley Court community which is set around a shared meadow.

## Tenure - Freehold

The property is double glazed throughout with oil-fired central heating to radiators.

Beamed front porch with front door to Entrance Hall: Door and window to rear, wood flooring, radiator, stairs to landing with cupboard under.

Cloakroom: White 2-piece suite, tiled floor, window.

Sitting Room: 15'7 x 14'5

Window to front, Fireplace with wooden surround, granite lintel and hearth, coal effect gas fire, radiator.

Family Room: 11'6 x 7'6 (split from above with stud wall)

Radiator, bi-fold glazed doors to:

Orangery: 12' x 10'2

Lantern light, French doors to terrace, downlighters.

Kitchen: 12'1 x 11'9

Rear aspect, range of storage units, worktops, stainless steel sink, ceramic hob, extractor hood, double electric oven. Space for fridge/freezer and dishwasher, oil boiler, tiled floor, downlighters, open way to:

Breakfast Room: 12'3 x 11'

Window to front, tiled floor, radiator.







Living Room: 16,2 x 12'1

Window to front and French doors to side, radiator, lift.

Utility: 12'4 x 8'5

Side door, cupboards, sink, tiled floor, larder.

Stairs to Landing: Light tube, loft access, linen cupboard.

Bedroom 1: 21' (max into bay) x 11'4

Double aspect, 2 radiators, 2 eaves wardrobes.

En Suite Shower Room: White 3-piece suite incl. shower cubicle, radiator, window, downlighters.

Bedroom 2: 12' x 9'10 Window to front, radiator.

Bedroom 3: 12' x 11'1 Rear aspect, radiator, eaves cupboard. Door to 2<sup>nd</sup> landing.

Box Room 4: 11'11 x 6'1 Velux to front, radiator, eaves cupboard.

Bathroom: White 4-piece suite incl. bath and shower cubicle, window to rear, radiator, downlighters.

2<sup>nd</sup> Landing: (accessed via the lift and connecting door to bedroom 3) downlighters.

Bedroom 4: 12'2 x 10'6 Window to front, radiator.

Bedroom 5: 12'3 x 8'3 Window to rear, radiator.

Shower/Wet Room: Shower cubicle with floor drain, WC, hand wash basin, tiled wall and floor, window, radiator, downlighters.

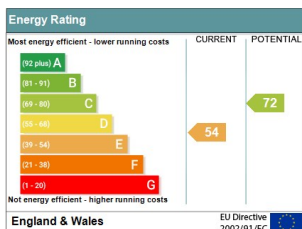
Outside

To the front there are twin gates to a tarmac drive, a pathway to the front door with a lawned area, and mature front hedges.

To the rear there is a paved terrace leading to a lawned area edged with a gravel pathway, planted borders and silver birch trees beyond set against a stunning backdrop of farmland views. Ranch style fencing and side paved area with separate gates to the road and laurel hedging, paved path to the side terrace which has rockery borders. Studio: 13'6 x 8'5 Double glazed with integrated blinds, French doors and side windows, wood style flooring, light and power.



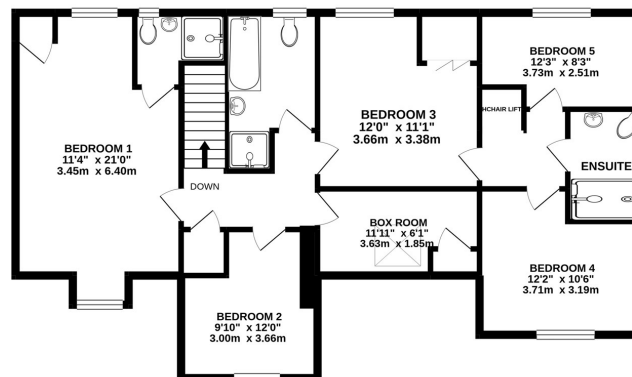
Directions:  
 Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout taking the third exit onto the A4130 (Henley) after a mile turn right into Nuffield Lane. Proceed for 0.8 of a mile, past Oakley Court, the house is the last on the left.



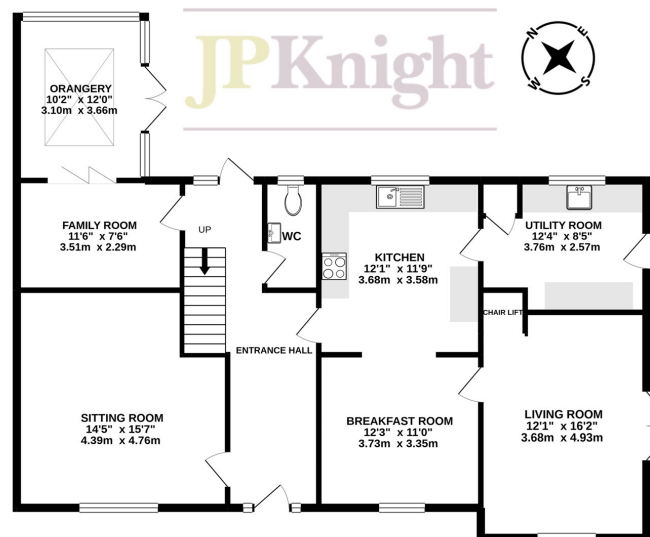
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1ST FLOOR



GROUND FLOOR



TOTAL FLOOR AREA : 2303sq.ft. (214.0 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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