

PROPERTY AGENTS

JPKnight



Walter Bigg Way, Wallingford OX10 8FB



Walter Bigg Way, Wallingford

A fabulous Grade II listed family home, part of a fine conversion of this landmark Victorian building with attractive communal grounds, its own private garden, parking space and garage. It is situated within a short walk of the town centre and features excellent accommodation arranged over 3 floors featuring high ceilings, fireplaces & tall windows. The accommodation comprises 4 double bedrooms, an en suite shower room, bathroom, two 18' reception rooms, a kitchen and an 11' study/store.

The property has gas central heating to radiators.

Tenure - Leasehold

Accommodation

Front Porch with Gothic arch and quarry tiled step. Entrance Hall: Side window, wood floor, stairs to landing and radiator. The ground floor has 10' ceilings.

Family/Breakfast Room: 18'7 x 12'7 A bright room with 2 tall windows, marble fireplace with electric fire, wood floor, 2 radiators.

Kitchen: 12'8 x 11'3 Stylish range of units with worktops & stainless steel sink. Integrated gas hob, stainless steel backplate, extractor hood, double electric oven, dishwasher and washing machine. Space for fridge/freezer, radiator, casement door and window to the garden.

Study/Store Room: 11'3 x 9'1 Wood style floor, radiator, door to garden.





Stairs to 1st Floor Landing: Side window, radiator and 9'5 ceilings.

Cloakroom: White 2-piece suite, 2 windows, radiator, tiled dado.

Sitting Room: 18'7 x 12'7 Two feature double glazed windows to the front, fireplace with wood surround & stone inset and hearth, gas coal effect fire, 2 radiators and wood floor.

Bedroom 2: 12'9 x 11'1 Rear aspect, radiator.

Bedroom 3: 11'2 x 9'1 Feature window to rear, radiator and large wardrobe.

Stairs to 2nd Floor Landing: Four windows to front and side, loft access and radiator.

Bedroom 1: 14'3 x 11'5 Double glazed window to front, wood floor and radiator.

En Suite Shower Room: White 3-piece suite incl. large 3'10 sq. shower cubicle, tiling, radiator.

Bedroom 4: 12'9 x 12'3 Rear aspect, radiator, large wardrobe.

Bathroom: 9'4 x 9'1 Rear aspect, white 3-piece suite, tiling, range of cupboards incl. airing cupboard.

Outside

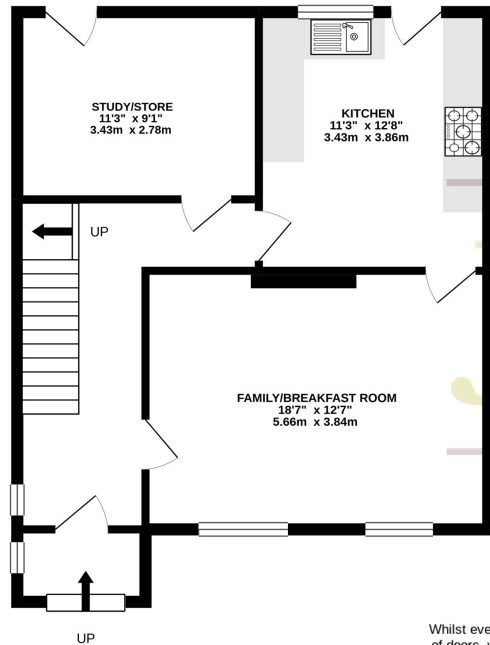
Set in attractive communal grounds there is an allocated parking space with pathway linking to a large lawn across the front of the building.

Garage in block: 17'5 x 8'9 up/over door, loft storage.

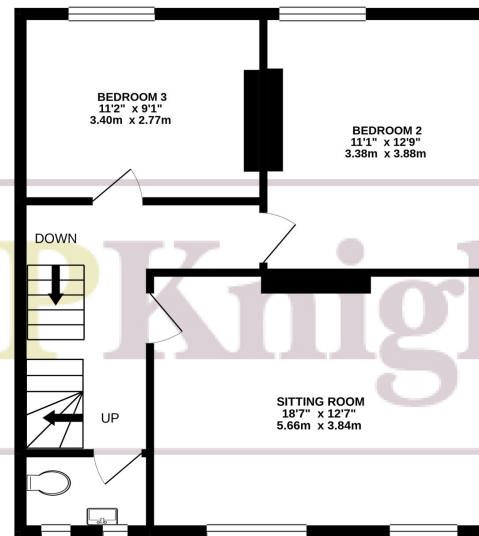
Rear Garden: Extending to 31' in length it feature a central lawn with paved pathways, shrub and plant borders and enclosed by timber fencing with gate to the parking area.



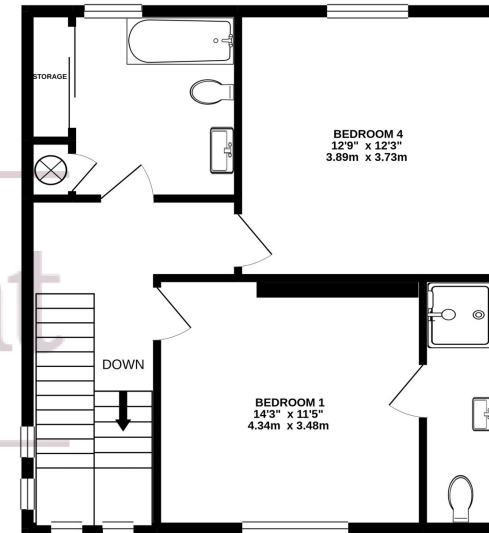
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1740sq.ft. (161.7 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 right from our offices into St Martins Street, at the traffic lights by Waitrose turn left into the High Street, after the mini roundabout by the Cross Keys pub turn right into St Georges Road. Take the first left into Millington Road, the first left again in Walter Bigg Way.

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.

