

PROPERTY AGENTS

**JP**Knight



Kinecroft, Wallingford OX10 0DT



## Kinecroft, Wallingford

A delightful Grade II listed cottage forming part of this historic terrace dating from the mid 17th Century, situated on the edge of the Kinecroft green, a 7 acre park and Scheduled Monument in the heart of this popular market town.

This charming period home is replete with numerous rare and historically significant features throughout.

There is a 20' living/dining room with an inner hallway to a bathroom and a kitchen-breakfast room. The kitchen looks out at a secluded south facing garden at the rear. The first floor has a double bedroom and study.

There is occasional parking to the front and, while it is conveniently situated a few minutes-walk from the town centre, it is not on a busy main road.



## Tenure - Freehold

Accommodation

Stable Door to:

Living/Dining Room: 19'9 x 11'1 – 8'7 (variable). There is a large stone, with brick, inglenook fireplace with bressumer beam and mantel. The chequerboard quarry tiled floor maps out the evolution of the construction of the house over the centuries. The exposed wall timbers and impressive beams clearly show the timber frame construction from the 17<sup>th</sup> century. It has been suggested that both the wooden door to a winding staircase and second cupboard door under the stairs have been dated to 1631. It is possible that this staircase is one of the oldest in Wallingford.

Inner Hall:

Fitted floor-to-ceiling bookshelves and handmade wooden 'Victorian' lantern (Skylight).





Kitchen/Breakfast Room: 9'9 x 9'6

Stable door flanked by windows leads to the garden. This light-filled room has a large glass 'Victorian' lantern and is furnished with a Belfast sink. There are appliance spaces available under the oak worktop. This room is heated by a radiator.

Bathroom:

Fitted with a white 3-piece suite it features exposed Victorian brickwork, two internal windows and a large 'Victorian' lantern. A cupboard houses a gas boiler (under warranty). This room is heated with a radiator.

Stairs to First Floor showcases the timber studding of the original timber frame.

Bedroom (main double): 13'1 x 8'7

Framed by the 17<sup>th</sup> century exposed beams and wall timbers, this room has a reclaimed old pine floor, Victorian dormer window to the front and fireplace recess. It connects to the study/dressing room through a lever latched old wooden door to:

Study: 11'1 x 6'1

This cosy room (rear aspect) looks over the garden. It has the original wooden floor. There is space for storage and a clothes hanger in a recess conveniently tucked under the extended roof area. There are exposed wall timbers and steps to a loft space.

Loft: The loft has basic flooring and provides a useful space for storage.

The property has both original Victorian single glazed windows and handcrafted wooden frames with discreet double glazing. The natural construction affords a cool interior in the summer and is warm in the winter. However, there is potential to add more radiators if required.

Outside

Rear Garden:

Extending to c.25' and facing south there is a small terrace with step to an area of lawn bordered by shrubs with timber fencing and gated rear access.



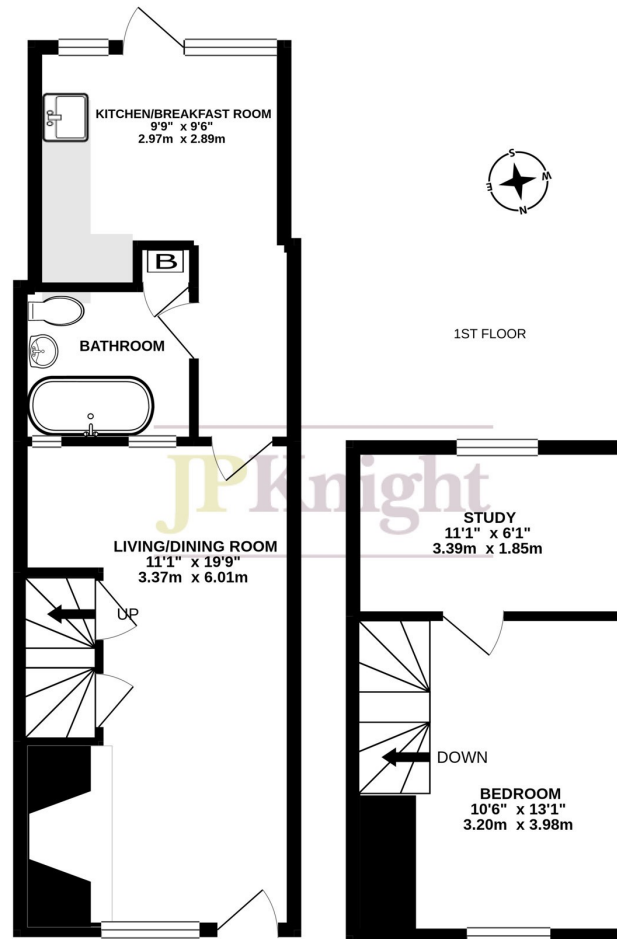
### Directions

On foot – from our office turn left, then right into Church Lane (next to the Old Post Office restaurant), follow this path across Goldsmith Lane into the Kinecroft. The property is on the left.

**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 : 625sq.ft. (58.1 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 errors, 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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