

PROPERTY AGENTS

JPKnight



Halfpenny Lane, Nr Moulsoford OX10 9JN



Halfpenny Lane, Nr. Moultsford

Featuring an elevated position in this idyllic semi-rural location the property has wonderful views in every direction. This spacious period home is set within delightful grounds that enjoy an excellent degree of privacy and extend to a third of an acre.

The superb accommodation includes five bedrooms, two bathrooms, three reception rooms including a 20'8 triple aspect drawing room, large kitchen/breakfast room, study/family room, utility/boot room and cloakroom.

The property sits in the centre of the plot with an extensive driveway and parking for several cars surrounded by mature established gardens.

There is direct access to London Paddington from Cholesey Train Station just a five minute drive away and well located for a wealth of reputable local schools including Cranford House and Moultsford Prep, many of whom have buses covering this area.

The property is double glazed and has gas central heating to radiators.

Tenure - Freehold

Accommodation

Reception Hall: 19'9 x 8'2 (14' max) Window and door to rear, large Oak front door, York stone flooring, airing cupboard, cloaks cupboard, storage cupboard with display recess beneath, stairs to landing with cupboard under.

Cloakroom: Fitted with a white two-piece suite, tiled floor, radiator, downlighters and window.

Kitchen/Breakfast Room: 20'1 x 16'2 Two windows to front and rear, range of storage units with granite worktops, large island with breakfast bar, twin Belfast sinks, induction hob with stainless steel back plate and extractor hood above, electric oven, combi-oven/microwave, dishwasher, larder cupboard, tiled floor, radiator, downlighters.

Utility Room: 16'1 x 6'5 window to front and side and door to side, range of storage units with worktops, white sink unit, space for washing machine, tumble dryer and fridge/freezer, tiled floor, radiator, gas boiler, downlighters, loft access.





Dining Room: 12'2 x 10'11 two windows to front and one to side, Oak floor, two radiators, storage cupboard with light.

Drawing Room: 20'8 x 12'2 triple aspect, fireplace with Oak mantel and welsh slate tiled hearth, log stove, recessed storage cupboard with open shelving, ceiling beam, three radiators.

Study/playroom: 10'6 x 8'10 Two windows to rear and side. Radiator, downlighters.

Stairs to Landing: Velux to rear, downlighters, loft access.

Bedroom 1: 12'4 x 10'11 Double aspect, two radiators, two double fitted wardrobes, downlighters.

En Suite Bathroom: Fitted with a white three-piece suite, tiled floor and part-tiled walls, chrome radiator, downlighters and window.

Shower Room: White three-piece suite, tiling, chrome radiator, downlighters, storage cupboard, window.

Bedroom 2: 11'6 x 10'11 Double aspect, fitted wardrobe, two radiators.

Bedroom 3: 10'11 x 10'7 window to front, fitted wardrobe, radiator, downlighters

Bedroom 4: 10'11 x 9'4 (floor level), window to side, fitted wardrobe, radiator.

Bedroom 5: 10'11 (into bay) x 6'9 bay with Velux to rear, radiator.

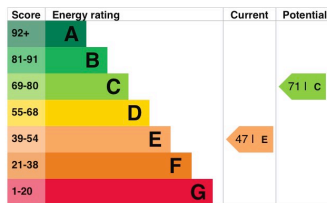
Outside

The property sits in an elevated position with far reaching views in every direction. It sits in the centre of the plot and is approached via an extended driveway with parking for several cars, large mature lawn to the front flanked with lavender border, shrubs, flower beds and mature hedges.

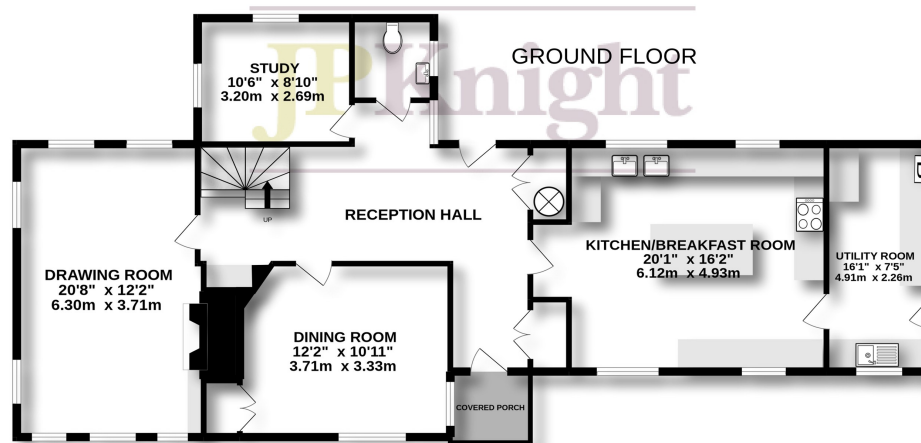
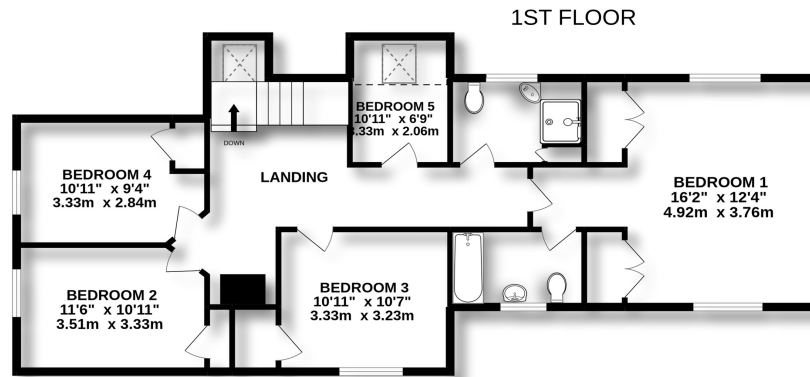
To the rear there is a large stone paved terrace with raised flower and vegetable beds and steps to a lawn, shed and hedge boundary.



Directions: Turn left from our office, through the one-way system and out of town on the Reading Road, follow this road to the roundabout and continue straight across onto the A329. Follow this road for approx. 2.4 miles, crossing a narrow humpback bridge and turn right just after the petrol station, into Halfpenny Lane, the property is on the right after 0.9 of a mile.



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.



TOTAL FLOOR AREA : 2282 sq.ft. (212.0 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.
Made with Metropix ©2022

