

PROPERTY AGENTS

JPKnight



High Street, Wallingford OX10 0BW



High Street, Wallingford

A stunning Victorian villa much improved and extended by the current owners, set in a sought after town centre location. The property is arranged over 3 floors along with a dry cellar and comprises 4 double bedrooms, bathroom, shower room: the living space features a 16' drawing room, 14' kitchen, cloakroom, 12' family room opening to a 11' garden room with vaulted ceiling. It is further enhanced by delightful period detail including high ceilings, cornicing, fireplaces and sash windows. There is a charming 50' walled garden beautifully planted with raised rear terrace and a side access.

Tenure - Freehold

Accommodation

The property has gas central heating to radiators. Steps up to front door.

Entrance Hall: Decorative arch, wood floor, radiator, staircase. Inner hall with cupboard.

Stairs down cellar storage area with door to:

Cellar: 13'8 x 13'4 Tanked with sump and pump, window to the front, 6'2 ceiling.

Drawing Room: 16'3 x 13'10 Fireplace with a marble surround, tiled inset and hearth, coal effect gas fire.

Walk-in bay to the front, corniced ceiling, radiator.

Sitting Room: 12' x 11'8 Fireplace with a white surround and log stove, wood floor, radiator.

Garden Room: 11'3 x 9'1 Vaulted ceiling with velux windows, full width glazing on plinth with French doors to the garden, chequer board tiled floor, down lighters and radiator.





Kitchen: 14'3 x 8'6 Sash window to garden, attractive range of units with wood and granite worktops, larder unit, Belfast sink, Rangemaster cooker, extractor hood, dishwasher, washer/drier, tall fridge, tiled floor, pelmet and down lighters.
 Rear Lobby: Stable door to garden, gas boiler.
 Cloakroom: White 2-piece suite, radiator, tiled floor.

Stairs To Landing.

Bedroom 1: 14' x 13'1 Sash window to front, feature cast iron fireplace, wardrobes flank the chimneybreast, radiator.
 En Suite Shower Room: White 2-piece suite, radiator, wood style floor, sash window.
 Bedroom 2: 12'2 x 11' Sash window to the rear, feature cast iron fireplace, wardrobes flank the chimneybreast, radiator.
 Bathroom: White 3-piece suite incl. tile enclosed bath, tiling, window, chrome radiator, down lighters, airing cupboard.

Return Staircase to 2nd Floor Landing: Sash window to rear, eaves cupboard and desk space.

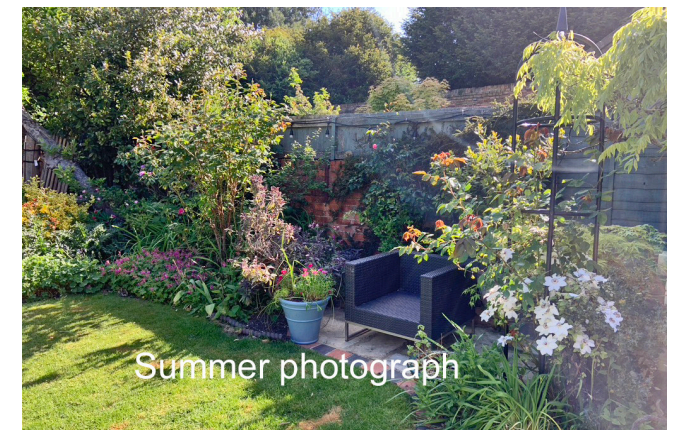
Bedroom 3: 14' x 13'11 Sash window to the front, feature cast iron fireplace, wood floor, radiator, loft access.

Bedroom 4: 12'2 x 11'10 Sash window to rear, wood floor, radiator.

Outside

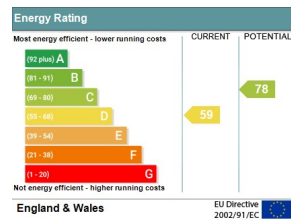
Rear Garden: Extending to approximately 50' the garden is fully enclosed by brick walling. It features a paved terrace out to an area of lawn with deep established flower and shrub borders. Step rise to an elevated, gravelled rear terrace.

Side Passage: 20'8 x 3'8 Providing secure access to the street.



Summer photograph

Directions Turn right from our offices into St Martins Street, right at the traffic lights into the High Street and the property is along on the left hand side.



TOTAL FLOOR AREA : 1884sq.ft. (175.0 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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