

PROPERTY AGENTS

JPKnight



Bartlett Close, Wallingford OX10 9EW



Bartlett Close, Wallingford

Set in the sought after area of Winterbrook, just to the south of the town, a magnificent 5 bedroom detached family home with triple garage block in gated grounds that extend to just under ½ an acre.

The property enjoys a secluded position along with extensive parking to the front and beautifully landscaped gardens to the rear. The superb accommodation also includes four bathrooms, incl. three suites, the living space centres around a large hall with four reception rooms, 21' conservatory and a kitchen-breakfast room with adjacent utility room.

Less than a mile from the centre of town it is also well placed for access to the A4074 for both Reading and Oxford.



Tenure - Freehold

Accommodation

The property is double glazed with gas central heating to radiators.

Reception Hall: 14'4 x 12'3 Wood floor, stairs to landing, cupboard under, cornice, walk-in cloaks cupboard.

Cloakroom: White 2-piece suite, tiling, window.

Drawing Room: 23'1 x 14'11 The fireplace has a carved wood surround, marble inset and hearth, coal effect gas fire. The room has a triple aspect, ceiling speakers and cornice. French doors to:

Conservatory: 21'4 x 13'1 Set on a brick plinth, glass roof with blinds, French doors to the terrace.

Dining Room: 16'7 x 15'1 Bay window to the rear, dado rail, cornice and ceiling speakers.

Study: 11' x 10'10 Front aspect, cornice.

Kitchen/Breakfast Room: 24'9 x 20' (L-shaped) Fitted with lined oak storage units and worktops, island unit and breakfast bar, gas hob, extractor hood, double electric oven and warming draw, dishwasher and further appliance space, dado rail, ceiling speakers.





Utility Room: 7'9 x 7'9 Appliance spaces, cupboards, sink, door to front drive, 2 gas boilers, tiled floor.

Family Room: 17'2 x 13'5 Bay window overlooking garden with door to terrace, brick fireplace, tiled hearth, wood mantle, coal effect gas fire, ceiling speakers and cornice.

Stairs to Galleried Landing: Dado rail, loft access, cornice, walk-in airing cupboard.

Bedroom 1: 14'11 x 11'7 Front aspect, coved ceiling.

Dressing Room: 11' x 4'8 (excl. wardrobe) Full width wardrobes and window.

En Suite Bathroom: 10'10 x 7'6 Fitted with a white 6-piece suite, incl. bath with whirlpool and shower cubicle, tiling and window.

Bedroom 2: 12'9 x 12' Rear aspect.

En Suite Shower Room: Fitted with a white 3-piece suite, tiled walls and floor, window.

Bedroom 3: 13'1 (incl. wardrobes) x 10'8 Front aspect wardrobes, .

En Suite Shower Room: White 3-piece suite, tiling and window.

Bedroom 4: 14'4 x 10'3 Front aspect, wardrobe.

Bedroom 5: 13'8 (incl. wardrobe) x 7'8 window to rear aspect and wardrobe.

Bathroom: 10'3 x 7' White 4-piece suite, incl. bath and shower cubicle. Tiled walls and floor, window.

Outside:

Front Garden: Twin brick piers with electric wrought iron gates, open to an extensive block paved drive: bordered by established shrubs and trees.

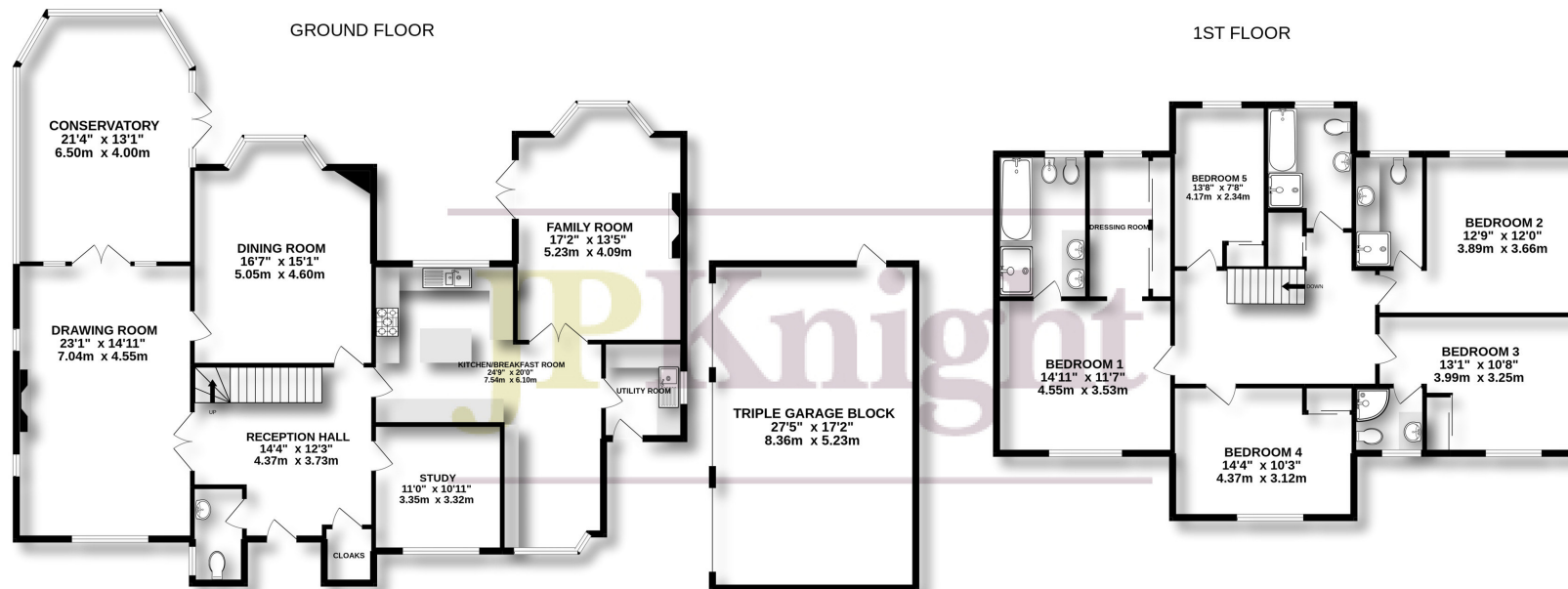
Detached Triple Garage Block: 27'5 x 17'2 3 electric up/over doors, side door.

Rear Garden: A fabulous feature, the gardens have been beautifully landscaped, with central well maintained lawn and deep border beds filled with specimen trees and shrubs. There is a full width paved terrace, with retaining wall, decorative box hedging and flower borders. A block paved path surrounds the lawn, feature pergola with adjacent circular terrace and wall.

Octagonal summerhouse, on a paved base.

Concealed Storage/Utility Area: Paved with timber fence and shed.





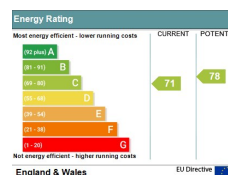
TOTAL FLOOR AREA : 2938sq.ft. (272.9 sq.m.) approx.

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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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.



Directions Turn left from our offices into St Martin's Street, through the one-way system and out on the Reading Road. Bartlett Close is on the right after 0.5 of a mile.