

PROPERTY AGENTS

**JP**Knight



Winterbrook, Wallingford OX10 9EA





## Winterbrook, Wallingford

A magnificent family home with a stunning west facing garden and a superb plot that exceeds  $\frac{1}{4}$  of an acre. Set to the south of Wallingford in this desirable location it is just over  $\frac{1}{2}$  a mile to the centre of town. The accommodation comprises 4 double bedrooms, 2 bathrooms, triple aspect 25' sitting room, along with a family room, kitchen, dining room, cloakroom and utility room. There is parking for numerous vehicles on the drive and a tandem length garage to the side.

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

## Tenure - Freehold

Accommodation

Entrance Hall: Radiator, stairs to landing.

Sitting room: 24'9 x 11'11 Superb triple aspect room with bay to the front, side window and sliding patio doors to the garden. Brick fireplace with a coal effect gas fire flanked by brick display plinths, two radiators.

Family Room: 13'9 x 11'11 Bay window to the front, radiator, serving hatch.

Dining Room: 10' x 9'11 Casement door to the garden, cupboard, radiator, open way to:

Kitchen: 15'10 x 7'8 Window overlooking the garden, range of storage units with worktops and stainless steel sink. Gas hob, extractor hood, double oven. Tiling and spaces for fridge and dishwasher.

Cloakroom: White two-piece suite window, tiled floor, radiator.







Utility Room: 17'11 x 5'10 Doors to the drive and garden, range of cupboards, worktops and sink, appliance spaces, tiled floor, Velux window.

Stairs to Landing: Window to front, loft access.

Bedroom 1: 13'8 x 12' Front aspect, fitted wardrobes and radiator.

En Suite Bathroom: Fitted with a four-piece suite, tiling, windows front and rear, airing cupboard, and radiator.

Bedroom 2: 12' x 12' A double aspect room with windows to front and side, radiator, wardrobe.

Bedroom 3: 12' x 9'10 Rear aspect, radiator.

Bedroom 4: 10'6 x 7'11 Rear aspect, radiator.

Shower Room: Refitted with a wide shower cubicle, handbasin, and low-level wc, tiling, windows to rear, radiator.

Outside.

To the Front: There is an extensive gravel driveway across the front with ample parking and turning space, a mature hedge to the front boundary with brick walling and an established garden with mature shrubs and trees.

Tandem Garage: 30'6 x 8'9 Electric roller door, light and power, vent for tumble dryer, door and window to the garden.

Rear Garden: A fabulous feature of property the garden offers an excellent degree of privacy and faces westerly. Predominantly laid to lawn it has a wealth of specimen shrubs and trees in both island and border beds. Full width terrace by the house with low walling and path to the greenhouse, double gates to the front.

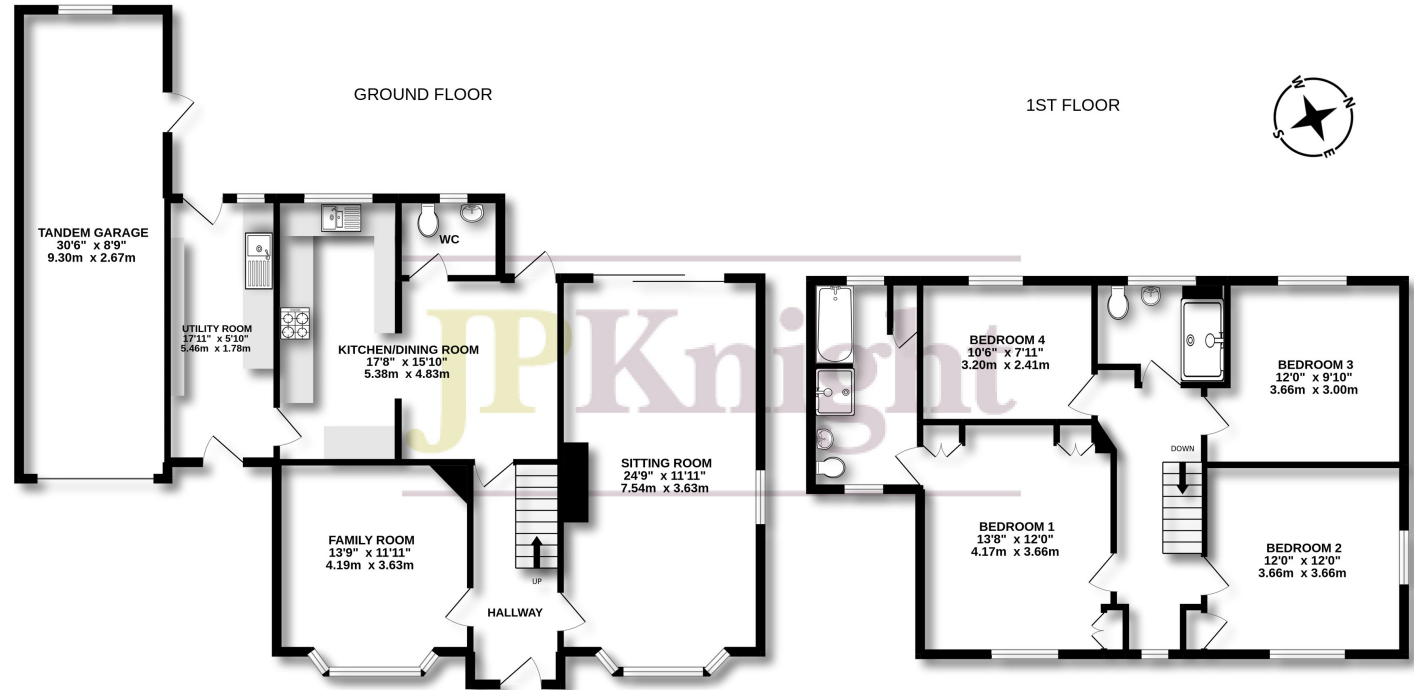
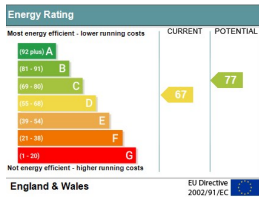
Brick Store/Workshop: 30'8 x 10'2 Tucked away in a private corner screened by shrubs it has 2 windows and a loft storage space.





**Directions:**

Turn left from our offices into St Martin's Street, follow this through the market square into St Mary's Street, out through St Leonard's Square and onto the Reading Road, this runs into Winterbrook, the property is along on the right.



**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 : 1722sq.ft. (160.0 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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