

PROPERTY AGENTS

**JP**Knight



Castle Street, Wallingford OX10 8DL





## Castle Street, Wallingford

A fabulous town house in this delightful central location featuring a secluded and attractively landscaped 110' west facing rear garden and views across to the castle grounds to the front.

The flexible accommodation comprises 3-4 bedrooms, 2 bathrooms along with a 1<sup>st</sup> floor sitting room and a magnificent 25' kitchen-breakfast room with lantern light and bi-folds to the garden.

This quiet setting is just moments from the shops and restaurants of the town.

### Accommodation

The property has gas central heating to radiators.



## Tenure - Freehold

Entrance Hall: Front door with transom light, wood floor, radiator, down, lighters, two cupboards, space for washing machine and stairs to landing. Twin black metal glazed pocket doors open to:

Study/Guest Suite: 8'10 x 8' Sash window to the front wood floor and radiator. Pocket door to:

En Suite, Shower Room: Fitted with a white 3-piece suite, tiled floor, panelled dado, and down lighters.

Kitchen/Breakfast Room: 24'6 x 13'6 A superb room lit by a lantern light and with full with bifold doors opening to the gardens. Attractive range of storage units, including an island with breakfast bar and range of larder cupboards, quartz, worktops, stainless steel sink. Pelmet and down lighting, Rangemaster cooker with extractor hood, dishwasher, fridge and freezer. Wood floor and two radiators.







Stairs to 1st Floor Landing.

Cloakroom: white 2-piece suite, sash window, cupboard with gas boiler.

Sitting Room: 14'3 x 13'10 Projected bay with three sash windows overlooking rear gardens, radiator.

Bedroom 2: 11'10 x 8'4 Sash window to the front, radiator.

Stairs to 2nd Floor Landing: Velux window and airing cupboard.

Bedroom 1: 11'11 excl. wardrobes x 10'2 Triple width sash window overlooking the gardens to the rear, full width, range of wardrobes, radiator, and panelled dado.

Bedroom 3: 14'4 x 9'2 (max. measurements) Two sash windows to the front overlooking the castle grounds, radiator, fitted desk with cupboard to side and above.

Bathroom: White 3-piece suite, tiled floor, radiator, towel, down lighters.

Outside

Rear Garden: A superb feature the gardens have been beautifully landscaped and comprise a large paved terrace, leading to a feature area of gravel with shaped flowerbed corners. A step leads to a large lawn which runs to the end with a child's playing area set to the rear.

Brick Store, 6'8 x 5'3



## Directions

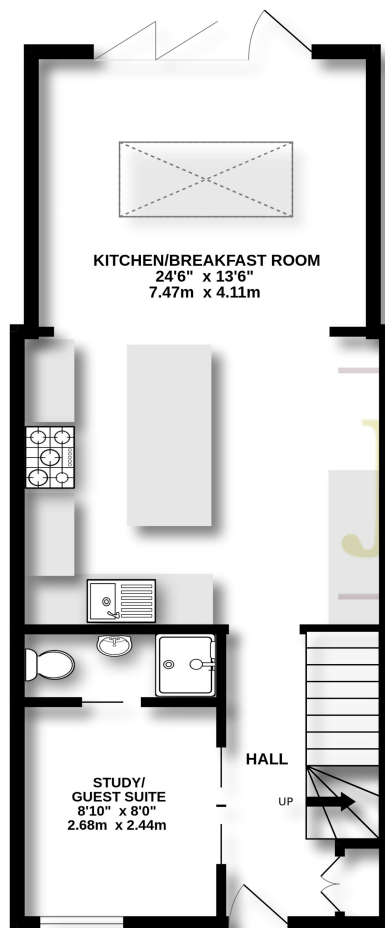
Turn left from our offices into St Martin's Street, proceed straight through the traffic lights into Castel Street, the property is shortly on the left.

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		88   <b>B</b>
69-80	<b>C</b>	74   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**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

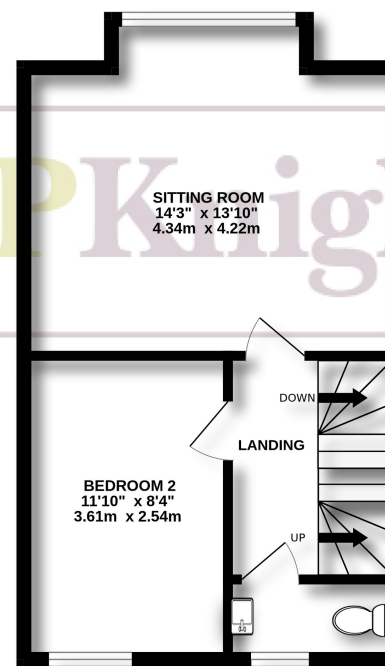


TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

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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1ST FLOOR



2ND FLOOR

