

PROPERTY AGENTS

JP Knight



Winterbrook, Wallingford OX10 9EA



Winterbrook, Wallingford

Set in a fabulous plot extending to c. ¼ of an acre this mature family home, in need of updating, is on the market for the first time in 53 years.

The property comprises 4 bedrooms, 2 reception rooms, kitchen & conservatory: outside it has 2 large detached garages linked by a covered passageway.

The house stands well in its grounds with an extensive driveway to the front whilst to the rear it has a secluded, established garden.

Winterbrook is probably the most sought after part of Wallingford just south of the centre within walking distance of its amenities.

Tenure - Freehold

Accommodation

The property is double glazed.

Porch: Tiled step.

Entrance Hall: Herringbone wood floor, 2 electric storage heaters, stairs to landing with cupboard under.

Cloakroom: Fitted with a 2-piece suite, window.

Sitting Room: 16' x 13'11 The room has a tiled fireplace with sunken grate, tiled hearth and wood mantle, electric storage heater, large window and casement door to conservatory. Open way to:

Dining Room: 13'11 x 8'1 Featuring a double aspect, the room has exposed brickwork and beamed ceiling, electric storage heater.

Conservatory: Double glazed it has a glass roof and sits on a brick plinth, door to the garden.





Kitchen: 13'10 x 9'9 Double aspect with windows rear and side, stable door to the garden. Range of cupboards, worktops and stainless steel sink. Induction hob, extractor fan, double electric oven. Electric storage heater.

Walk-in Larder: 6'6 x 2'11 Window, shelving and space for fridge/freezer.

Utility: 6'4 x 6'3 Window and door to side passage, sink and cupboard, appliance space.

Stairs to Landing: Window to side, loft access, large airing cupboard (5'8 x 3').

Bedroom1: 14' x 11'7 Double aspect, range of fitted wardrobes, dressing table, electric storage heater.

Bedroom 2: 10'7 x 10'2 (excl. door and wardrobes) Side aspect, fitted wardrobes, electric storage heater.

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

Bedroom 3: 11'8 x 10'10 Side aspect, electric storage heater.

Bedroom 4: 9'2 max. x 6' Front aspect, electric storage heater.

Bathroom: 2-piece suite including shower and screen above the bath, tiling, electric towel rail, window.

Cloakroom: 3-piece suite incl. bidet, tiling and window.

Outside

To the Front: Extensive gravel driveway bordered by areas of lawn with a brick wall to front and side, established shrubs and plants.

Front Garage: 17'10 x 11' Sliding door to front, up/over door at rear to passage, power.

Covered Passageway: 29' x 9' Gate to front drive, access to both garages and the garden.

Rear Garage: 26'11 x 10'11 Sliding door to front, inspection pit, power, side door.

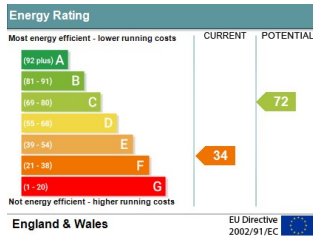
Rear Garden: A lovely feature it faces westerly and enjoys a good level of privacy. Mainly set to lawn with established shrubs and plants, side terrace by the conservatory.

Paved path with pergola and decorative walling adjacent to the garage. The gardens are enclosed by brick walling on 2 sides and timber fence.



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.

