

PROPERTY AGENTS

JPKnight



The Murren, Wallingford OX10 9DZ



The Murren, Wallingford

A truly unique property tucked away in this quiet residential road with private grounds extending to half an acre including river frontage, a large double garage with first floor storage (and conversion potential) and driveway parking for several cars.

The spacious accommodation comprises a welcoming entrance hall leading to a light and airy kitchen/breakfast room, 24'7 living/dining room, conservatory, utility, and WC. Upstairs there are three double bedrooms and two bathrooms (bedroom one has a south facing balcony).

This attractive development also has communal gardens and a tennis court and is under 10 minutes walk from the town centre shops and amenities.



Tenure – Share of freehold

The property has gas central heating to radiators and double glazing at the rear.

Accommodation

Entrance Hall: Front door and window to side and door to driveway, under-stair cupboard, wood floor, radiator.

Kitchen/Breakfast Room: 10'2 x 17' into bay, range of storage units with worktop, stainless steel sink unit, double oven, gas hob and extractor hood above, space for fridge/freezer and dishwasher, radiator, wood floor.

Living/Dining Room: 12'8 x 24'7 into bay, triple aspect, fireplace with log stove, tiled hearth, brick surround and wooden mantel, two radiators, double doors to conservatory.

Conservatory: 11'5 x 13'7 brick base, glazed surround and double doors to garden, tiled floor, conservatory blinds, electric heaters.

Utility Room: 10'2 x 8'8 Window to front, range of storage units and worktop, sink unit, appliance space, boiler.





Cloakroom: Window to rear, two-piece suite, fitted storage cupboards, tiling, radiator.

Stairs to landing: Window, loft access, radiator.

Bedroom 1: 12'7 x 13'6 Double aspect with double doors with glazed sidelights to balcony, fitted wardrobes, two radiators.

Ensuite Bathroom: Two windows to front, white four-piece suite including basin vanity unit, tiled wall and floor, wardrobe, radiator.

Bedroom 2: 14'4 x 8'10 Window to front, fitted wardrobe, airing cupboard, radiator.

Bedroom 3: 10'9 x 9'9 Window to rear, radiator.

Bathroom: Velux window, white three-piece suite including basin vanity unit, tiling, radiator.

Outside

The rear garden extends to half an acre with 0.21 acres as formal garden, the remainder as riverside meadow leading down to the River Thames and Thames Path. There is a large secluded raised paved terrace with pergola, mature shrubs and walled boundary leading to an extensive established lawn with tall hedge and archway giving access to the communal garden and tennis court.

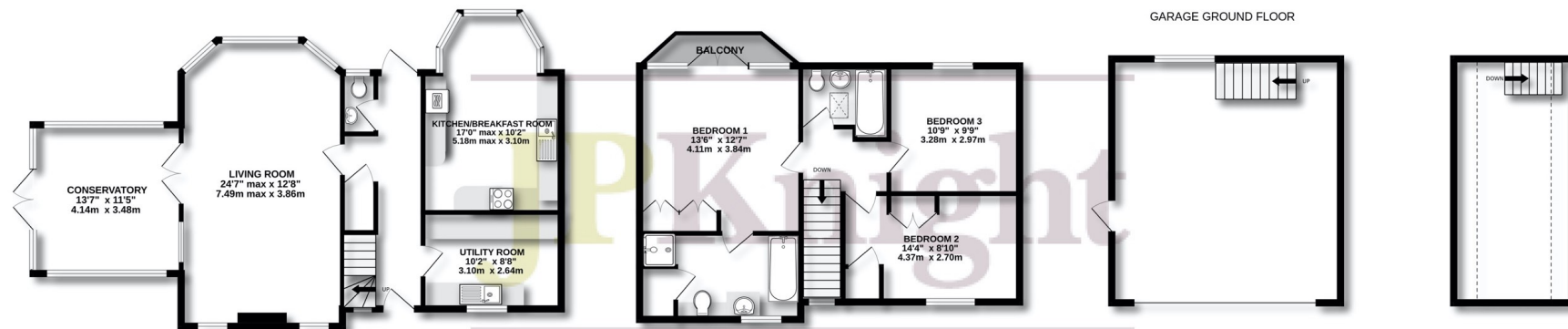
The driveway leads to the rear of the property with a timber fence and brick pillared gateway, five-bar gate and parking for six cars leading to the garage.

Garage: 18'8 x 19'11 Up and over door, door to side and window to garden, light and power. Stairs to first floor (21'2 x 9'8) currently used as storage space with conversion potential.

A pathway leads to the front door flanked with mature shrubs.

Communal Areas: A gate from the far end of the building leads into communal land that comprises a large lawn leading to a hard Tennis Court. Beyond this there is an attractive meadow that runs down to the Thames path with launch facilities for water sports.





TOTAL FLOOR AREA : 1811 sq.ft. (168.3 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Directions

Turn left from our offices into St Martin's Street, continue through the Market Place into St Mary's Street and then continue into Reading Road, The Murren is on the left after 0.3 of a mile. The property can be found at the bottom of the road on the right hand side.