

PROPERTY AGENTS

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Hasthorpe Road, Wallingford OX10 8FR



Hasthorpe Road, Wallingford

A beautiful contemporary family home built to a very high specification by the renowned developer CALA Homes in 2019 on this exclusive Carmel Meadows development situated on the bank of the River Thames and walking distance of Wallingford town centre.

Accommodation is set over three floors with a bay fronted Living Room, fabulous 17' x 19' Kitchen/Living/Dining Room and cloakroom on the ground floor. On the upper floors are four good sized bedrooms and three bathrooms. The principal bedroom has a walk-in dressing room and balcony with far reaching countryside views. There is driveway parking for two cars leading to the garage and gated access to the rear.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Accommodation

Entrance Hall: Amtico flooring, under-stair cupboard, storage cupboard, radiator, stairs to landing.
Kitchen/Dining/Family Room: 17'11 x 19'7 (max L-shaped) Two windows and French doors with glazed sidelights to garden, white gloss range of storage units and worktop, stainless steel sink unit, integrated fridge/freezer, dishwasher and washing machine, five ring gas hob with extractor hood above, double oven, Amtico flooring, downlighters, two radiators.
Living Room: 10'9 x 18'8 (Into bay) Walk-in bay window, two radiators.
Cloakroom: Window to front, white two-piece suite, chrome radiator, tiling, Amtico flooring, downlighters.





Stairs to 1st floor landing: Storage cupboard, stairs to 2nd floor.

Bedroom 1: 10'0 x 12'4 French doors with glazed sidelights to balcony, walk-in dressing room, two radiators, downlighters.

Ensuite Shower Room: Window to rear, white three-piece suite including large walk-shower, tiling, Amtico flooring, chrome radiator, downlighters.

Balcony: 11'0 x 7'8 Brick and stone wall, decked base.

Bedroom 2: 10'6 x 12'10 Window to front, fitted wardrobe, radiator.

Bathroom: Window to front, white three-piece suite including bath and shower above and basin vanity unit, chrome radiator, tiling, downlighters.

Stairs to 2nd floor landing: Storage cupboard, loft access, radiator.

Bedroom 3: 14'3 x 10'7 Dormer window to front, radiator.

Bedroom 4: 7'1 x 10'6 Dormer window to front, radiator.

Shower Room: Dormer window to rear, white three-piece suite, tiling, chrome radiator, downlighters.

Outside

The rear garden faces east with a paved terrace and path to side gate with access to front, established lawn, timber fence and door to garage.

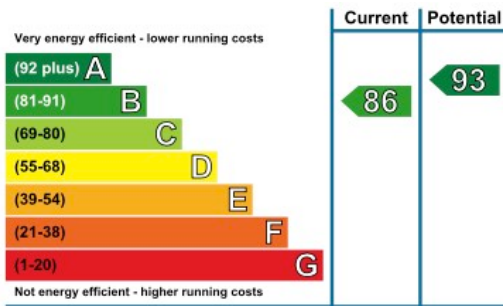
Garage: 20'6 x 11'0 Up and over door, light and power.

To the front there is a paved path leading to the front door flanked with shrub borders and a hedge and block paved driveway leading to the garage.



Directions

Head south from our offices on St Martins Street and through Market Square onto Market Place and continue onto Reading Road. At the roundabout take the first exit onto Nosworthy Way and first left into Halifax Road then right into Hasthorpe Road where the property is 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 : 1560 sq.ft. (144.9 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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