



Oakley Court, Wallingford OX10 6QH



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Enjoying magnificent views over the surrounding countryside, this beautifully presented executive detached property provides spacious accommodation in a beautiful setting. Located in Oakley Court, an exclusive development, the property is just three miles from the nearby market town of Wallingford and 8 miles from Henley-on-Thames, home of Henley Regatta and Henley Festival. It is situated in the Chilterns, an AONB. This beautifully presented five-bedroom property has stunning views over a green to the front and countryside to the rear. Reading and Oxford are both within easy reach and yet the property enjoys a wonderful rural setting.

Accommodation

The property is double glazed throughout with oil-fired central heating to radiators.



Freehold

Reception Hall: 20'3 x 19' (max) Featuring a dramatic 18' ceiling. The central staircase divides to the galleried landing, 2 radiators, wood floor and corniced ceiling. Cloaks Cupboard: 8'5 x 5'6 Windows and wood floor.

Cloakroom: 2-piece suite, windows, radiator, wood floor.

Drawing Room: 23'6 x 15' Featuring a bay to the side and two sets of French doors that flank the stone fireplace, opening out to the gardens, two radiators and ceiling cornice.

Dining Room: 16'5 x 12'5 Double aspect room with two sash windows to the front and further side window, wood floor, radiator and cornice ceiling.

Library/ Study: 16'5 x 10'3 Double aspect with two sash windows to the front, side window, wood floor, radiator.

Kitchen/ Breakfast Room: 20'2 x 13'1 View of the garden, range of storage units with granite worktops, SMEG range with extractor above, fitted Miele microwave and coffee machine, dishwasher, down lighters, tiled floor and radiator. Open way to;





Conservatory: 12'10 x 10'1 Set on a brick plinth, glass roof, French doors to the terrace: radiator.
 Twin casement doors open from the kitchen to;
 Family Room: 15' x 12'9 French doors flanked by side windows out to the gardens, two radiators.
 Utility Room: 10'1 x 5'10 Window and door to the garden, sink unit, appliance space, oil-fired boiler, tiling, radiator, down lighters.

Stairs to Galleried Landing: Two radiators, airing and water tank cupboards.

Bedroom 1: 15'5 x 13'6 Double aspect with windows to rear and side and radiator. Walk-in Wardrobe (10'1 x 6'2) fitted hanging rails and shelving, sash window to the front, radiator.
 En Suite Bathroom: Beautifully appointed with a 6-piece suite including bath and wide shower cubicle, tiling, three sash windows, two radiators and down lighters.

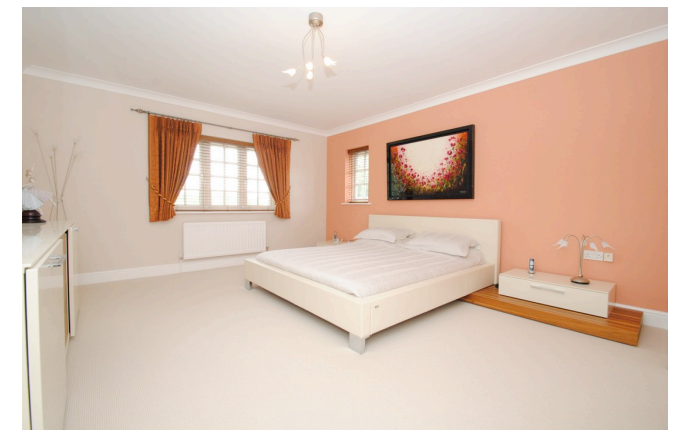
Bedroom 2: 14'2 x 10'5 Two sash windows to the front, side window, radiators and wardrobe.
 En Suite Shower Room: White 3-piece suite including tiled shower cubicle, tiling, windows front and side, down-lighters.

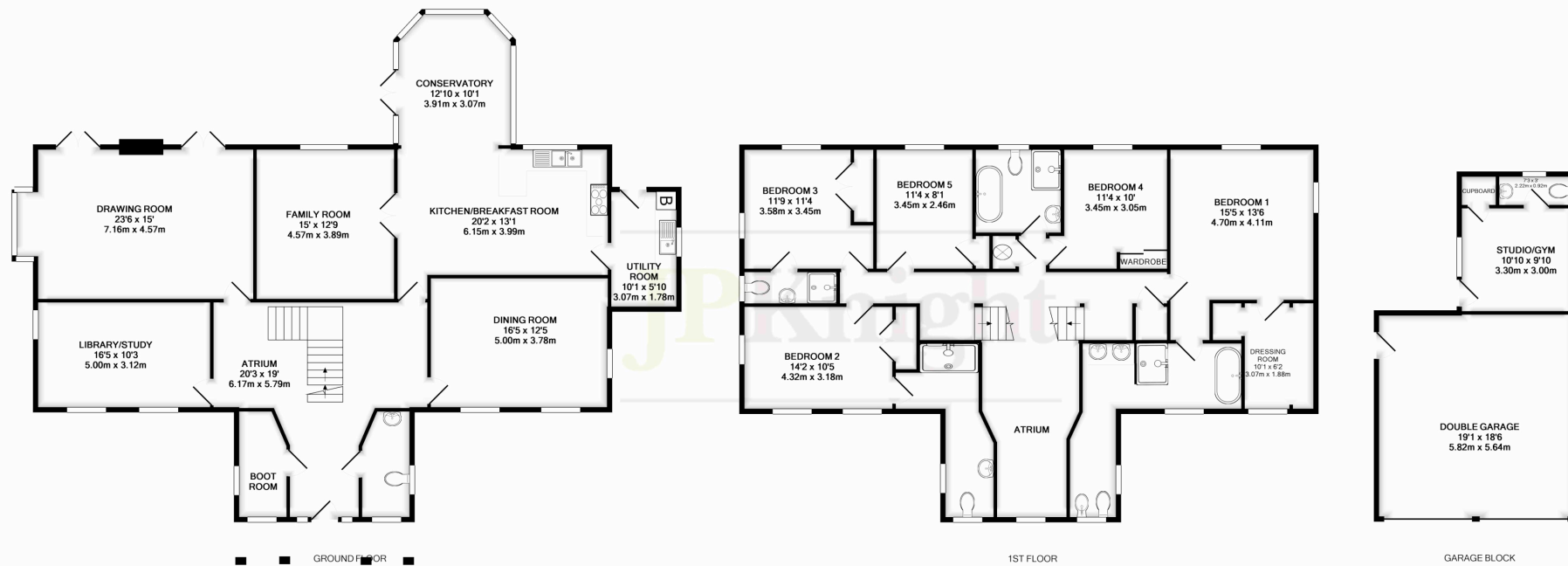
Bedroom 3: 11'9 x 11'4 Windows rear and side, wardrobe, radiator.
 En Suite Shower Room: Fitted with a 3-piece white suite, tiling, radiator and window.

Bedroom 4: 11'4 x 10 Including wardrobes, rear aspect radiator.
 Bedroom 5: 11'4 x 8'1 Rear aspect radiator and wardrobe.
 Bathroom: White four-piece suite including bath and shower cubicle, tiling, window and radiator.

Outside

The property has a block paved drive bordered by areas of lawn with a side hedge. The drive leads, via twin gates, to the rear where there is a further parking/turning area.
 Double garage 19'1 x 18'6 Twin electric up over doors, side door.
 Gym/Office 10'10 x 9'10 Window to the garden, electric heating; storage cupboard. Cloakroom: Two-piece white suite.
 The Grounds - set in 0.6 acre the front garden abuts a communal meadow criss-crossed with pathways and having a communal picnic area.
 The garden to the rear is predominantly set to lawn with mature hedging and ranch style fencing: it abuts farmland to the rear. A full width paved terrace features a retaining wall with shrub and plant beds, it leads out to the main lawn.





TOTAL APPROX. FLOOR AREA 3283 SQ.FT. (305.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions

Leave Wallingford via the High Street over the Thames into Crowmarsh Gifford, proceed to the roundabout taking the third exit onto the A4130 and after a mile turn right into Nuffield Lane. Proceed for 0.8 of a mile and take the first entrance into Oakley Court. Follow this road to the top, the property will be found at the far end on the left.

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | 75 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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.

