



Mongewell Park, Wallingford OX10 8DA



## Mongewell Park

A fabulous lakeside home set in secluded grounds of half an acre with extensive driveway parking and a triple bay oak barn with studio above. The property dates back in part 200 years with later additions and comprises three double bedrooms and two bathrooms to the first floor, three reception rooms, a large kitchen breakfast room and adjacent conservatory and shower room on the ground floor. The mature grounds feature established trees and shrubs and a lovely aspect across the adjacent lake. The property is just over 2 miles from the town centre and is set on the Ridgeway with wonderful walks from the front door.

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



## Freehold

Entrance Porch with paved step, door to entrance hall, wood style flooring.

Kitchen/ Breakfast Room: 19'9 x 18'7

Window and sliding patio doors to the garden: tall window and French doors to the conservatory. Range of storage units, worktops, double oven Rayburn cooker (oil fired) canopy and extractor above, induction hob with extractor hood, electric oven, dishwasher and space for a fridge freezer. The worktops incorporate a breakfast bar, radiator, wood style floor.

Conservatory: 18'2 x 15' 5

Set on a brick plinth with a tiled floor, twin French doors open to the gardens. It also opens through to the kitchen/breakfast room and sitting room: 2 radiators.

Sitting Room: 16'5 x 13'

A feature tall window overlooks the lake. There is a wood floor, brick fireplace with wood surround, a brick chimneybreast, beamed ceiling and 2 radiators.

Living Room: 19'6 x 13'8 (maximum)

Double aspect with windows rear and side, fireplace with wood surround, marbled inset/hearth and fitted stove with coal effect gas fire, radiators.





Inner Hall: 15'8 x 9'9

Featuring a dramatic 21' vaulted and beamed ceiling, stairs rise to a galleried landing, quarried tiled floor and radiator.

Study: 15'1 x 10'1 max.

Front aspect, fitted worktops, cupboard and adjacent wine store.

Shower Room/ Utility: Fitted with a white suite including a tiled shower cubicle, tiling, cupboards, window and appliance spaces, radiator.

Stairs to Galleried Landing: Window to front, beamed ceiling and radiator.

Bedroom 1: 16'1 x 12'4 (excluding entrance/ dressing area)

Double aspect with views across the garden, radiator.

Dressing Area: Fitted range of wardrobes.

En Suite Shower Room: White suite comprising a tiled shower cubicle, glass block side wall, glass hand basin, wood style floor, radiator: Velux, deep storage cupboards.

Bedroom 2: 14'9 x 12'6 (excluding wardrobe)

Lovely views over the garden and lake, radiator, scaled and beamed ceiling, full width wardrobes.

Bedroom 3: 15'4 x 8'6

A feature tall window overlooks the lake, Velux, vaulted and beamed 12'6 ceiling and walk in wardrobe.

Bathroom: 14'5 x 9'3

Four piece suite including a bath with shower unit, tiling, window and two radiators and cupboard and loft access.

Outside

Twin gates open to a large gravel drive which runs down the side of the garden to the garage block. There is a concealed bin store and oil fired boiler to the front of the property. A path runs from the driveway through established trees and shrubs to the old lychgate.

Oak Framed Triple Bay Garage: 27'6 x 20'3

Side stairs to;

First Floor Studio: 27' x 12'6 (16'6 into bay)

Double glazed gable window to the front flanked by twin Velux windows, light and power (plumbing services laid on).

Principal Gardens: Set to the rear of the house an area of lawn extends 115' x 80' and abuts the lake to one side with a timber fence across the rear. There is a large paved terrace running across the side and rear of the house that is partially covered by a pergola and featuring a brick built barbeque. A range of both island and border shrub and plant beds

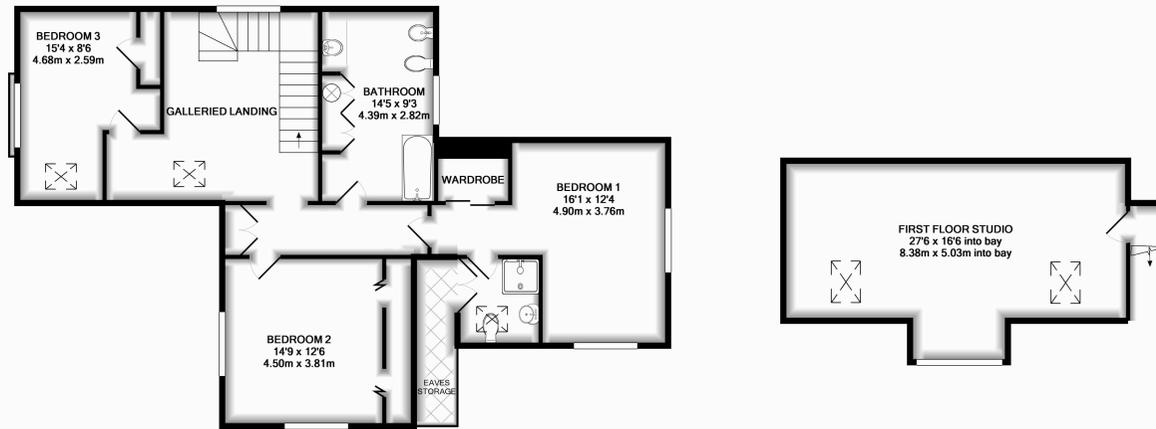


### Directions

Turn left from our offices into St Martin's Street, through the one-way system and out on the Reading Road. Follow until you reach the roundabout and turn left. At the next roundabout turn right onto the A4074 in Mongewell take the second exit towards Reading on the A4074, after a short distance take the 2<sup>nd</sup> right into Constitution Hill, this leads into Mongewell Park. At the end bear right, continue past the lake the house is on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>71</b>
	<b>35</b>	
<b>England &amp; Wales</b>	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.



1ST FLOOR



GROUND FLOOR

TOTAL APPROX. FLOOR AREA 2659 SQ. FT. (247.0 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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