

PROPERTY AGENTS

JPKnight



The Mill House, Mongewell OX10 8BX



Mongewell

A stunning first floor apartment in this idyllic lake side setting with lovely views over water to front and rear: it has a tandem length drive and it's own charming 30' garden that abuts a millstream. The accommodation comprises a stylish open plan layout with a 19' x 18' living/dining area opening to the 11' kitchen, it has 2 double bedrooms and 2 bathrooms.

Tenure – Share of Freehold

Accommodation

The property is double glazed with electric storage heating.

Front door opens to:

Entrance: Window to the side, staircase to;

First Floor: Window to the side and Velux, down lighters.

Kitchen: 11'9 x 8 (excl. recess)

Range of storage units, worktops incorporating a breakfast bar, electric ceramic hob with extractor hood, electric oven, dishwasher, washer/drier, fridge and freezer, two large velux/skylights to the rear, down lighters. Wood style floor.





Open way through to:

Living/Dining Room: 19'6 x 18'

Window to the front and two velux windows, one of which opens as a balcony overlooking the millstream at the rear, two electric storage heaters and down lighters.

Bedroom 1: 19'6 x 12'3

Window to the front and twin velux windows, one of which opens as a balcony to the rear, electric storage heater, down lighters, wardrobe.

En Suite Shower Room: Fitted with a white 3-piece suite, velux window, electric towel rail and down lighters.

Bedroom 2: 12'2 x 9'5

Window to the front, storage heater, wardrobes, cupboard housing water tank.

Bathroom: White 3-piece suite, velux window, electric radiator, down lighters.

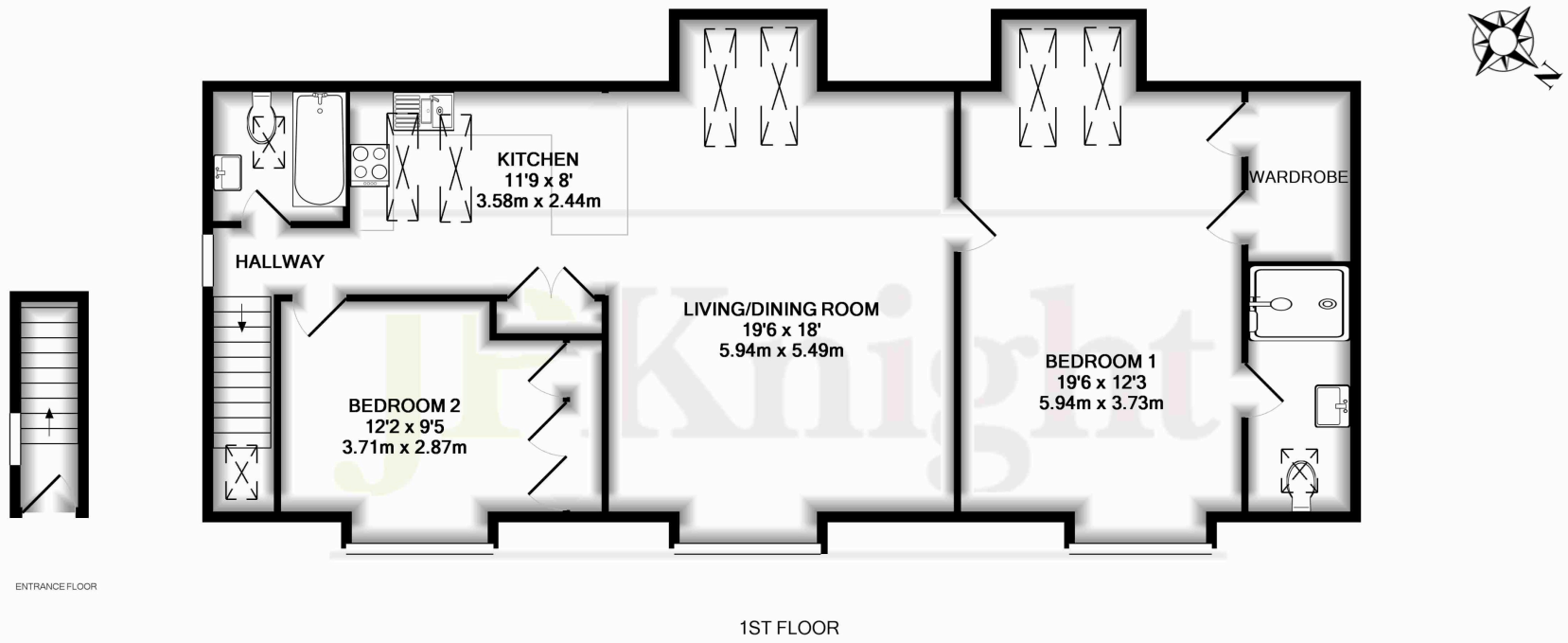
Outside

Tandem Length Cobbled Drive: Set to the side of the building.

Garden: Adjacent to the millstream it is 30' in length and faces southwest. Mainly set to grass it has a timber side fence and is approached via a gate from the drive.

Timber shed.





TOTAL APPROX. FLOOR AREA 1055 SQ.FT. (98.0 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

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. After a short distance take the 2- right into Constitution Hill, this leads into Mongewell Park. At the end bear right and the property will be found along on the left.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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.

