



Wood Street, Wallingford OX10 0BD



Wood Street, Wallingford

A magnificent Grade II listed Georgian home situated in a quiet side street close to the town centre. It features stunning grounds that extend to quarter of an acre, including a fabulous walled garden with established shrubs and plants. There is a gated drive with double garage approached off Thames Street at the rear. The accommodation comprises six bedrooms and two bathrooms along with a 30' drawing room, 18' dining room and kitchen with adjacent breakfast room. On the market for the first time in 55 years this elegant period home features high ceilings, sash windows and beautifully proportioned elevations.

Accommodation

Reception Hall: Stairs to landing, part panel dado, door out to rear garden, radiator. Door to:

Cellar: 13' x 12'10 Brick floor, 6'8 ceiling height and hatch out to the former coal chute.



Tenure - Freehold

Drawing Room: 29'8 x 13'

Two sash windows to the front and a large full width bay with window seat overlooking gardens to the rear, wood floor. Fireplace with pine surround and slate hearth, coal effect gas fire, three radiators, fitted bookshelf.

Dining Room: 18'3 x 12'

Three sash windows to the front, feature fireplace with white surround and tiled hearth, radiator.

Inner Lobby:

Window and door out to the garden, range of storage cupboards.

Cloakroom: White two piece suite, tiling and window.

Breakfast Room: 15'x 10'8

Bay window with seat to the garden. Two fitted French dresser style storage units, radiator.

Kitchen: 13'6 x 10'4

Range of storage units, worktops, stainless steel sink, gas cooker, dishwasher, side window, gas boiler. Door out to rear porch/garden.

Walk-in Pantry: 6'10 x 5'2 with shelving.

Stairs to First Floor Landing: Sash window to the rear and radiator.





Bedroom 1: 16'3 x 12'
Large bay window with fitted seat overlooking the garden. Fitted wardrobe & dressing table, radiators.

Bedroom 2: 13'1 x 13'
Two sash windows out the front, fitted wardrobe and radiator.

Bedroom 3: 13'1 x 12'
Two sash windows to the front, shelved alcove and radiator.

Box Room: 6'10 x 5'9 Sash window to the front: cupboard.

Cloakroom: White 2-piece suite with window.
Bathroom: 10' x 8'7 Sash window, white two piece suite including bath with shower above, tiling, towel rail, linen cupboard.

Stairs to Second Floor Landing: Shelved cupboard, walk in airing cupboard housing hot water tank and shelving.

Bedroom 4: 19'2 x 13'2 (L Shaped)
Three sash windows to the front and radiator.

Bedroom 5: 13' x 12'6
Two sash windows to the front, wardrobe and radiator.

Bedroom 6: 12'9 x 12'1 Sash window to the rear, radiator and wardrobe.
Bathroom: White 3-piece suite, 2 sash windows, tiling and radiator.

Outside

Front:

Paved front garden with a retaining wall and wrought iron rail.

Rear:

Utility room: 7'9 x 5'1 with worktops, sink unit, appliance space.

Garden Store: 12' x 5'8 with light and power

Garden: A delightful feature there is a large paved terrace leading out to a lawn bordered by mature shrubs, circular terrace with bird bath. Steps lead down from the first area of garden to the main grounds which have a beautifully maintained lawn interspersed with both island and border shrub and plant beds. The gardens are entirely enclosed by a combination of stone and brick walling with a wealth of established trees and shrubs.

Garden Shed: 14'4 x 8'6 with light.

Lean-to Greenhouse.

Rear Drive: Twin wrought iron gates to Thames Street.

Detached Double Garage 19'10 x 15'11

Twin up/over doors, one electric and door to the side.

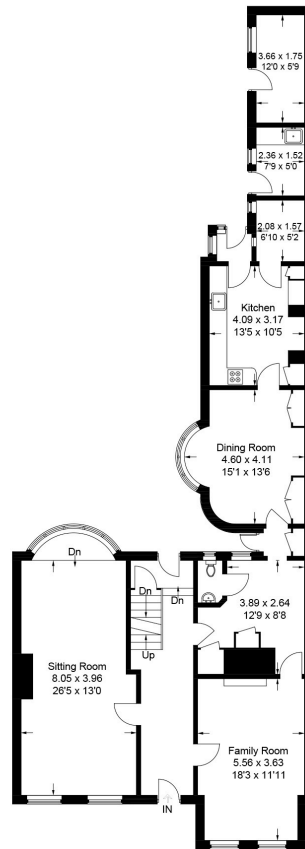


Approximate Gross Internal Area
 Lower Ground Floor (Including Cellar) = 16.7 sq m / 180 sq ft
 Ground Floor = 131.1 sq m / 1411 sq ft
 First Floor = 80.1 sq m / 862 sq ft
 Second Floor = 78.1 sq m / 841 sq ft
 Garage = 29.9 sq m / 322 sq ft
 Total = 335.9 sq m / 3616 sq ft

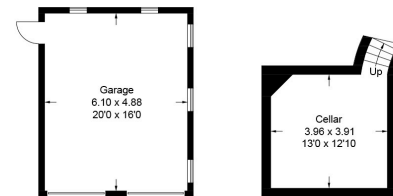
Directions:

Turn left from our office into St Martin's Street, through the square into St Marys Street. Take first left into New Road, follow round the next left hand bend into Wood Street. The property is along 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.

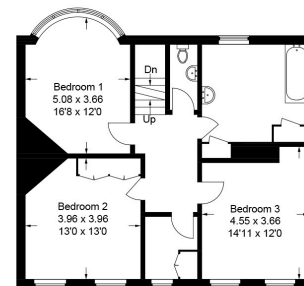


Ground Floor

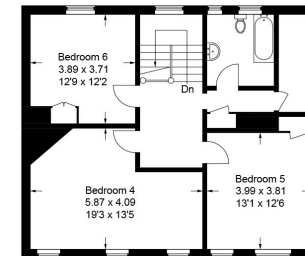


(Not Shown In Actual Location / Orientation)

Lower Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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