



Pearces Meadow, Nettlebed RG9 5AF



Pearces Meadow, Nettlebed

A superb family home that has been thoughtfully extended and is set in the private corner of this mature development abutting open countryside. The property has four bedrooms, three bathrooms and four reception rooms along with a kitchen and utility room. A long drive leads to the garage: the gardens are beautifully landscaped and enjoy excellent privacy with a gate out to the footpath at the side.

Accommodation

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

Enclosed entrance porch, opening to:

Entrance Hall: Stairs to landing with cupboard under, radiator, large cloaks cupboard.



Tenure - Freehold

Shower Room:

Fitted with a white 3-piece suite including a large shower cubicle, tiled walls and floor, radiator, window and down lighters.

Sitting Room: 20'1 x 12'2

A tall picture window overlooks the front, stone fire place with coal effect gas fire, radiator.

Day Room: 15'1 x 9'10 (Possible ground floor bedroom)

Window out to the rear garden, two Velux windows, radiator and down lighters.

Dining Room: 14'4 x 9'10

Down lighters, radiator, open way and steps up to:

Family Room: 12' x 10'10

Two sliding doors open directly out to the gardens, vaulted 11'7 ceiling, cast iron 'log' stove (gas) set on a tiled hearth radiator.

Kitchen: 11' x 9'8

Fitted with a range of storage units with worktops, oil-fired twin oven AGA, quarry tiled floor, space for a dishwasher. Vaulted ceiling, there is a window to the rear and a door to the side.





Utility Room: 8' x 7'6
Storage cupboards, appliance space, twin induction hob with extractor hood, window out to the side, oil fired boiler, quarry tiled floor.

Stairs to First Floor Landing: Eaves cupboard.
Walk-in Linen Cupboard: 6'10 x 12' with shelving and light.

Bedroom 1: 12'2 excluding wardrobe x 11'
Picture window to the front, wall to wall wardrobes, further wardrobe cupboard, radiator.

Bedroom 2: 14' x 11'
Double aspect with windows to front and side: radiator and wardrobe cupboard.

Bedroom 3: 10'7 x 8'2 (excluding storage)
Window to the rear, wall to wall cupboards comprising wardrobe space and an airing cupboard housing 2 cylinders.

Bedroom 4: 10'8 x 8'8
Rear aspect, radiator and down lighters.

Bathroom: White 3-piece suite, tiling, radiator and down lighters.

Shower Room: Fitted with a white 3-piece suite, tiled walls and floor, radiator, window, down lighters.

Outside
Front: a long drive leads to the house flanked by areas of lawn with side hedges.
Garage (for a small car): 14'6 x 8'10 Up/over door, light and power.

Rear Garden: A delightful feature abutting open countryside with gate at the side to a footpath. There is a paved terrace leading out to a well maintained area of lawn with deep banks of shrubs and plants. The lawn continues round to the side of an established hedge that separates an area set aside for vegetables and fruit growing. The garden is enclosed by a combination of mature hedging and timber fencing.






Directions

Leave Wallingford, via the High Street, over the Thames into Crowmarsh Gifford, proceed across the mini roundabout and then at the main roundabout take the third exit onto the A4130. Follow the road for 5.5 miles, through the centre of Nettlebed and take the next left into the B481 (signposted Watlington). Turn next left into the Ridgeway and the first right is Pearces Meadow.

Approximate Gross Internal Area
 Ground Floor = 101.6 sq m / 1094 sq ft
 First Floor = 73.9 sq m / 795 sq ft
 Garage = 10.1 sq m / 109 sq ft
 Total = 185.6 sq m / 1998 sq ft

 = Reduced headroom below 1.5m / 5'0

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	68
21-38 F	50
1-20 G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



Ground Floor

First Floor

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.

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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