



HILLSIDE

MOULSFORD ♦ OXFORDSHIRE

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HILLSIDE

MOULSFORD ♦ OXFORDSHIRE

- ♦ Wallingford on Thames – 2½ miles ♦ Cholsey – 2 miles
- ♦ Streatley/Goring on Thames – 2½ miles ♦ Reading – 11 miles
- ♦ Oxford – 17 miles ♦ Newbury – 15 miles ♦ Henley on Thames – 14 miles
- ♦ M4 at Theale (J.12) – 11 miles
- ♦ M40 at Lewknor (J.6) – 13 miles

A detached Grade II listed period Cottage recently sympathetically extended and refurbished to an impeccable standard, with beautifully presented and characterful 3 bedroom accommodation set in attractive and secluded gardens and grounds of approaching ¼ of an acre with private driveway parking.

- ♦ Private Gravelled Driveway
- ♦ Covered Porch
- ♦ Contemporary fitted Kitchen
- ♦ Sitting Room with wood burning stove
- ♦ Inner Hallway
- ♦ Dining/Family Room
- ♦ Ground Floor Double Bedroom
- ♦ Bathroom
- ♦ Cloakroom
- ♦ 2 First Floor Double Bedrooms
- ♦ Mature Gardens & Grounds of 0.213 of an Acre



SITUATION

The small South Oxfordshire village of Moulsoford lies beside the River Thames just to the South of the historic old market town of Wallingford which was granted a Royal Charter by Henry II in 1155.

Situated on the west bank of the River, along what many regard as the most beautiful stretch of the Thames and acknowledged to be one of the longest runs between locks, the village has many interesting half-timbered cottages and larger houses, including a 17th century manor house, reflecting a rich architectural heritage. The surrounding scenic countryside comprising the Chilterns on one side of the River and Berkshire Downs on the other, is designated an “Area of Outstanding Natural Beauty”.

The village has two highly regarded private preparatory schools, Cranford House for girls and Moulsoford Prep. for boys and the local area generally has an excellent range of state and private schools within easy reach. On the edge of the village there is a petrol garage with a convenience store, and in Ferry Lane is situated the “Beetle & Wedge” Riverside Restaurant.

For walking enthusiasts there are numerous footpaths and bridleways which have access onto the Berkshire Downlands linking to the ancient Ridgeway path and also onto the Thames towpath which extends along the River from Wallingford to Streatley.

For rail commuters the nearby villages of Cholsey and Goring both have mainline railway stations providing fast services to Oxford, Reading and up to London (Paddington) in under the hour. The village enjoys good road communications generally to the surrounding towns and motorway networks.

PROPERTY DESCRIPTION

Originally dating from 1750 or possibly earlier, Hillside is Grade II Listed as being of significant architectural and historical interest. The detached Cottage has period red and blue brick elevations under a pitched clay tile roof and has in more recent years been sympathetically extended and fully refurbished, being presented beautifully both internally and externally, with the many period features enhanced and complemented by contemporary country interiors. The front door opens into a lobby area, off which is the Kitchen, door to Cellar, and Sitting Room with Inglenook fireplace and wood burning stove. A further internal hallway leads to a spacious Dining/Living Room, with bifolding doors leading outside. There is also a third Double Bedroom on the ground floor with doors to the garden, which could be used as a further reception room if preferred, and the Bathroom with separate Cloakroom. Upstairs off a central landing are two generous principle Double bedrooms, both with fitted wardrobes.

OUTSIDE

The Cottage occupies a corner position on the frontage with Underhill Road where it meets the

main village road. There is attractive picket fencing around the frontage with double entrance gates opening onto a wide gravelled drive and forecourt area providing ample parking space.

A pathway leads around to the front door, and beyond to a gate affording access to the rear garden. Leading directly off the house is a wide flagged patio terrace, facing South and providing the perfect spot for al-fresco dining and entertaining. A few steps lead up to a large level lawned garden, sunny and wonderfully secluded with mature trees and shrubs, and a wide border containing a variety of Spring bulbs. Towards the rear of the garden is a timber storage shed and trellis fence with timber arbour leading through to a further area of garden with a variety of specimen trees and winding path leading to a Summerhouse.

In all the garden and grounds extend to approximately 0.213 of an acre.



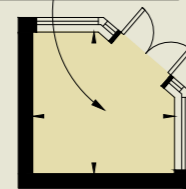
Hillside, Moulsoford, Wallingford, OX10 9JG

Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft
 Cellar = 5.8 sq m / 62 sq ft
 Summer House = 3.3 sq m / 35 sq ft
 Total = 121.7 sq m / 1309 sq ft

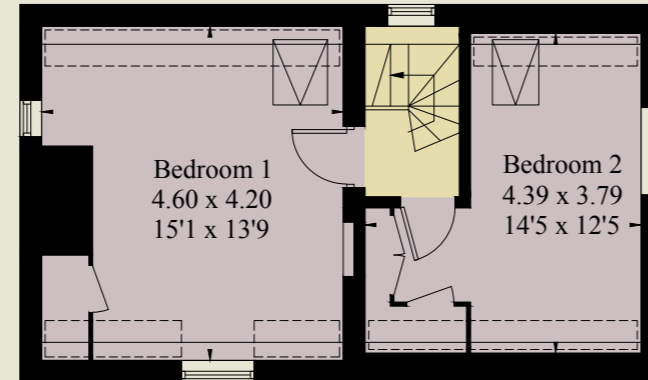


= Reduced headroom below 1.5m / 5'0"

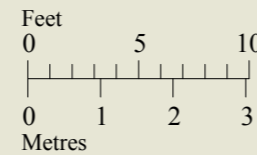
Summer House
 1.96 x 1.96
 6'5 x 6'5



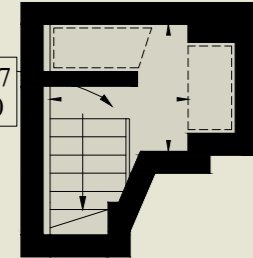
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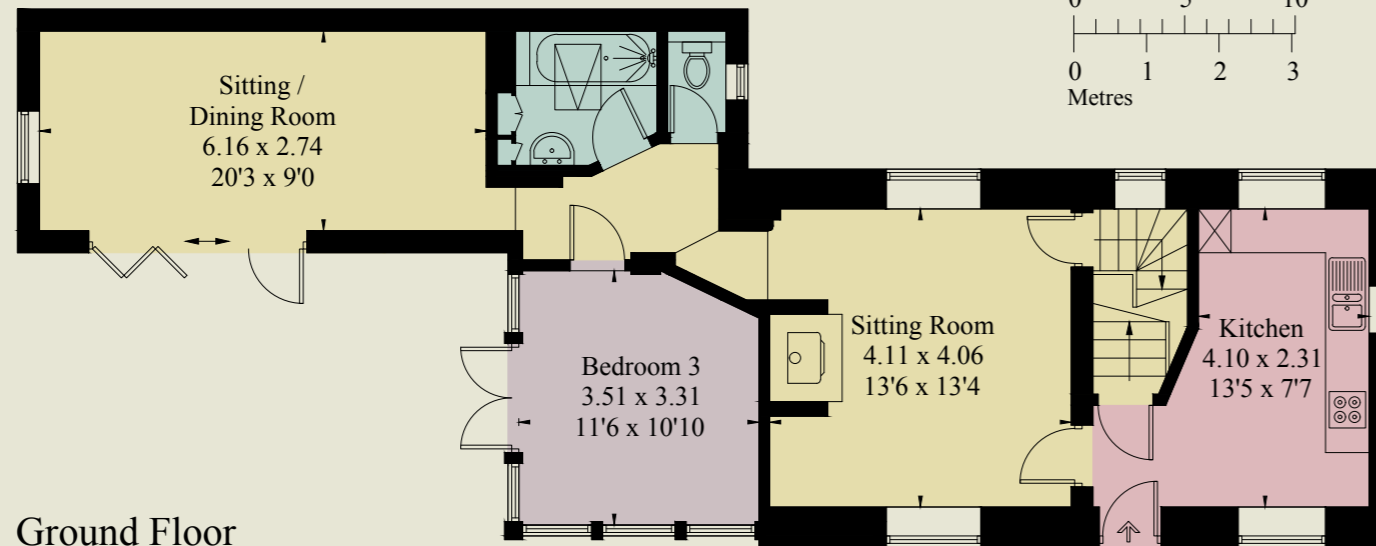
First Floor



1.89 x 1.77
 6'2 x 5'10



Cellar



Ground Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 209084

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



GENERAL INFORMATION

Services: All mains services are connected. Central heating and hot water from gas fired combi boiler.

Council Tax Band: C

Postcode: OX10 9JG

Local Authority: South Oxfordshire District Council. Telephone: 01235 422422

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street and across the river bridge and up to the top of Streatley High Street where at the traffic lights turn right for Wallingford. On reaching Moulsoford in a further 1.5 miles continue down the hill into the village and at the first small crossroads by the Beetle & Wedge sign turn left into Underhill and the Cottage will be found immediately on the left hand front corner.

VIEWING

Strictly by appointment through Warmingham Estate Agents & Valuers.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.



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