



Thames Street, Wallingford, OX10 0BH

£695,000 Share of Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located on the banks of the River Thames, Bridge House is an imposing Grade II listed Georgian manor house originally constructed for the Morell brewing family in the 18th Century. It was used as a retirement home for a short period in the 1980's and is now converted into four luxury apartments overlooking the River at Wallingford Bridge.

Number 3 occupies the entirety of the first floor with accommodation of approx. 2000 square feet including a large Principal Bedroom and Sitting Room overlooking the River Thames through large sash windows. Throughout the apartment, an abundance of original features have been retained including ceiling cornice, door architraves, high skirting boards and the refurbished sash windows.

The communal hallway starts your journey into the elegance of the building with it's wide staircase leading to the private entrance of number 3. The full width hallway in the apartment leads to all rooms with the formal Sitting Room and Principal bedroom to the rear. The second and third bedrooms plus the modern kitchen and dining room and the two bathrooms are located at the front of the building. A lovely feature of the apartment is that all of the rooms have views of either the river Thames or the communal gardens and Wallingford beyond.



The imposing gated entrance to Bridge House is accessed via Thames Street leading to the large circular driveway with planted central island. An abundance of trees and shrubs give a good level of privacy. There is visitor parking available and number 3 benefits from a private garage and car port with electric charging possibilities. The riverside lawned gardens are for the use of all four apartments and slope gently to the River Thames with approx. 160 feet of frontage.



Key Features

- Stunning Views over the River Thames
- Three Bedroom Luxury Apartment
- Town Centre Location
- Forming Part of a Grade II Listed Building
- Communal Garden down to The River Thames
- Garage and Car Port with Electric Car Charging Possibility
- Private Cellar





The Location

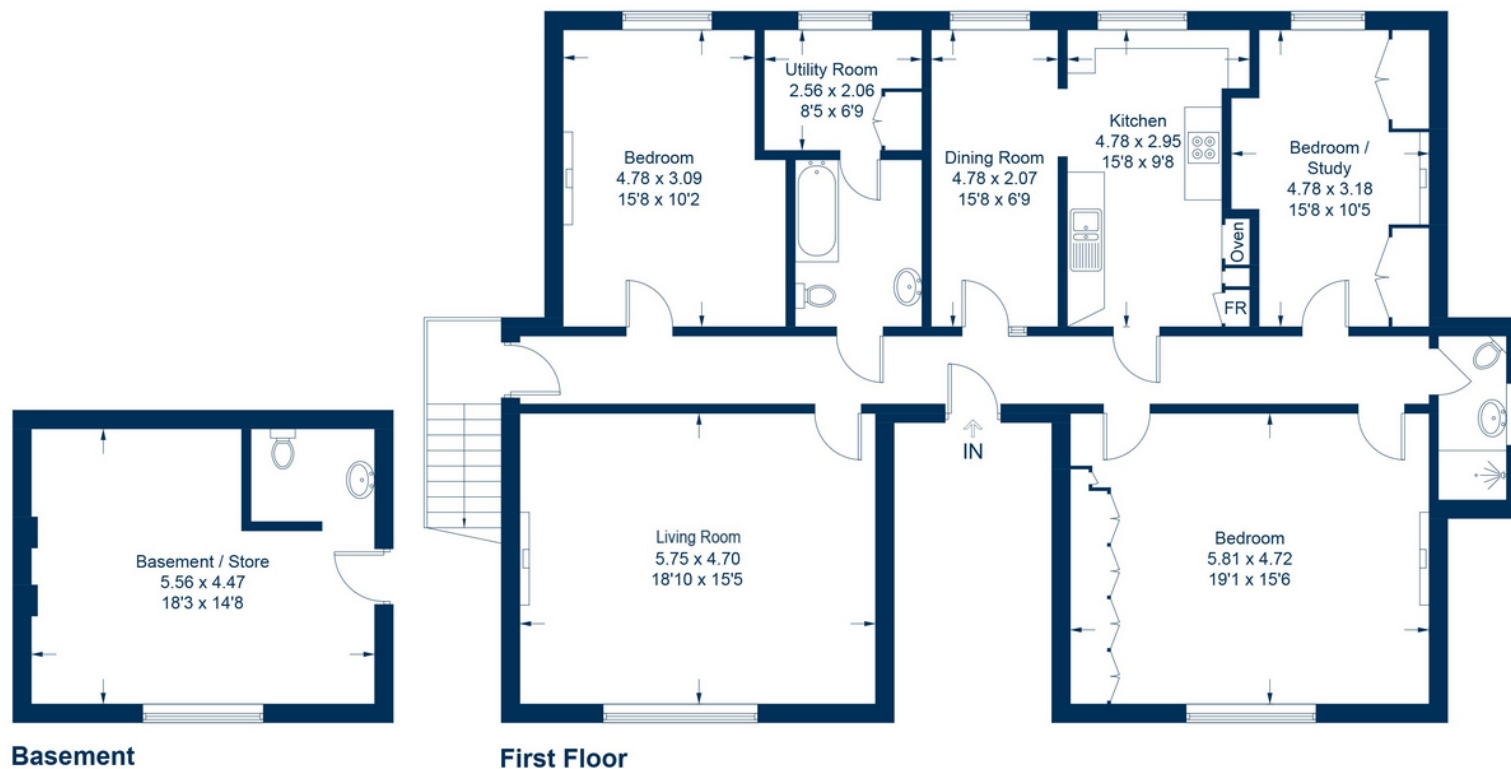
Wallingford is a thriving Thameside Saxon town with extensive facilities and a number of shops including a Waitrose supermarket, a good selection of antique shops, boutiques and specialist stores with a traditional market being held every Friday in the town square. For a small town there is a wide range of places to eat from Italian, Chinese and Indian restaurants, to traditional public houses. The town also benefits from its own excellent cinema/theatre called the Corn Exchange plus a sports park and leisure centre which offer the chance to join a number of well-established clubs such as cricket, rugby, football and hockey. Springs Golf Club and Huntercombe Golf Club are nearby and there are delightful riverside walks and a well established rowing club.

More extensive shopping facilities can be found at Oxford and Reading, both with a half hourly bus service from the town. Access to London and the national motorway network is via junction 6 or 7 of the M40 or junction 12 or 13 of the M4 and there is a mainline train service from Didcot Parkway to London Paddington (from 42 minutes) or from Reading Station (from 24 minutes). Local trains to Reading or Didcot and Oxford run from Cholsey Station 2 miles away. There are excellent schools in the area including Cranford House, Moulsoford Preparatory and The Oratory plus a wide choice of Oxford and Abingdon schools including Abingdon School, St Helen's and St Katharine's, The Manor Preparatory, The Dragon, Headington, Radley and the European School in nearby Culham.

Material information :- Mains Gas, Electric and Drainage
Share of freehold; Service/maintenance charge of approx. £450 p.c.m.



Approximate Gross Internal Area
 Basement = 24.8 sq m / 267 sq ft
 First Floor = 145.1 sq m / 1,562 sq ft
 Total = 169.9 sq m / 1,829 sq ft



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.
 © CJ Property Marketing Ltd

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Wallingford Office
 72 High Street, Wallingford
 Oxfordshire, OX10 0BX

T 01491 833 833
 E wallingford@thomasmerrifield.co.uk
 W thomasmerrifield.co.uk

**THOMAS
 MERRIFIELD**
 SALES LETTINGS