



Meadow Close, Wallingford, OX10 9JL
£799,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Positioned at the end of a quiet cul-de-sac location just around corner from two of the most highly regarded private schools in the south of England is this five-bedroom, three bathroom detached property which offers flexible accommodation and three reception rooms.

This well-presented home is conveniently located just around the corner from green space and playing fields in the lovely village of Moultsford.

The downstairs accommodation comprises entrance porch, entrance hall, dining room, lounge, modern refitted kitchen-diner with breakfast bar, utility room, shower room, bedroom, and study/fifth bedroom. On the first floor there is a refitted family bathroom and three bedrooms; including a very impressive 22ft master suite with shower room and fitted wardrobes. To the rear of the property there is predominantly lawned garden offering a particularly private aspect with shed and side access. Finally, to the front, there is ample driveway parking. Viewings are highly recommended.





Key Features

- Five-bedroom detached home.
- Three bathrooms.
- Quiet cul-de-sac location in the lovely village of Moultsford.
- Fifth bedroom/study.
- Close to green space and playing fields
- Kitchen-diner.
- Separate formal diner.
- Located just around the corner from two of the most highly regarded private schools in the south of England.



The Location

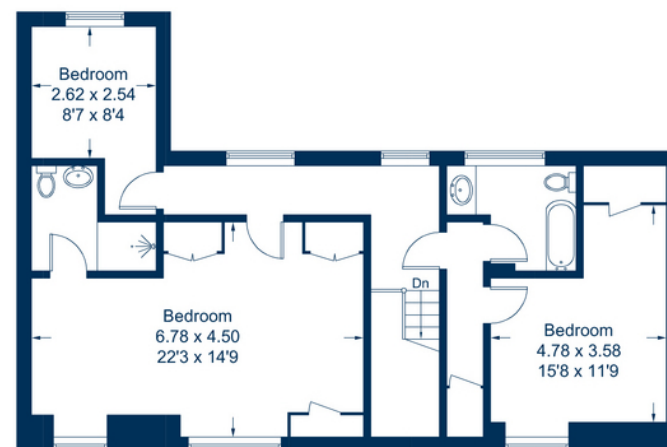
Moulsford is a charming South Oxfordshire village nestling between the River Thames and the Berkshire Downs, just 2 miles north of Streatley and 4 miles south of Wallingford. The village has The Church of Saint John the Baptist and two highly regarded private schools - Cranford House School and Moulsford Preparatory School.

Moulsford is also home to the award winning Beetle and Wedge riverside Inn. Goring station is conveniently located approximately 2.5 miles for commuting to London (56 minutes) and Reading (15 minutes) by train. Reading Station has a fast service to London, Paddington (from 29 mins) with Crossrail (Elizabeth Line) allowing direct access to the City, Canary Wharf, the West End and Heathrow. Cholsey station is also 2.5 miles and is convenient for rail services to Oxford, Birmingham and the north of England.

Some material information to note: Gas central heating. Sceptic tank wastewater. The property has driveway parking. Offcom checker indicates standard broadband to superfast broadband is available at this address with the possible exception of ultrafast. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as an unlikely/very low risk address for flooding. If the property was built before 1985 buyers are advised to undergo their own investigations to determine the presence of any asbestos. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



Approximate Gross Internal Area
 Ground Floor = 107.6 sq m / 1,158 sq ft
 First Floor = 79.4 sq m / 855 sq ft
 Shed = 10.3 sq m / 111 sq ft
 Total = 197.3 sq m / 2,124 sq ft



First 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.
 © 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