



17 Castle Square, Wallingford, OX10 6SD

£995,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





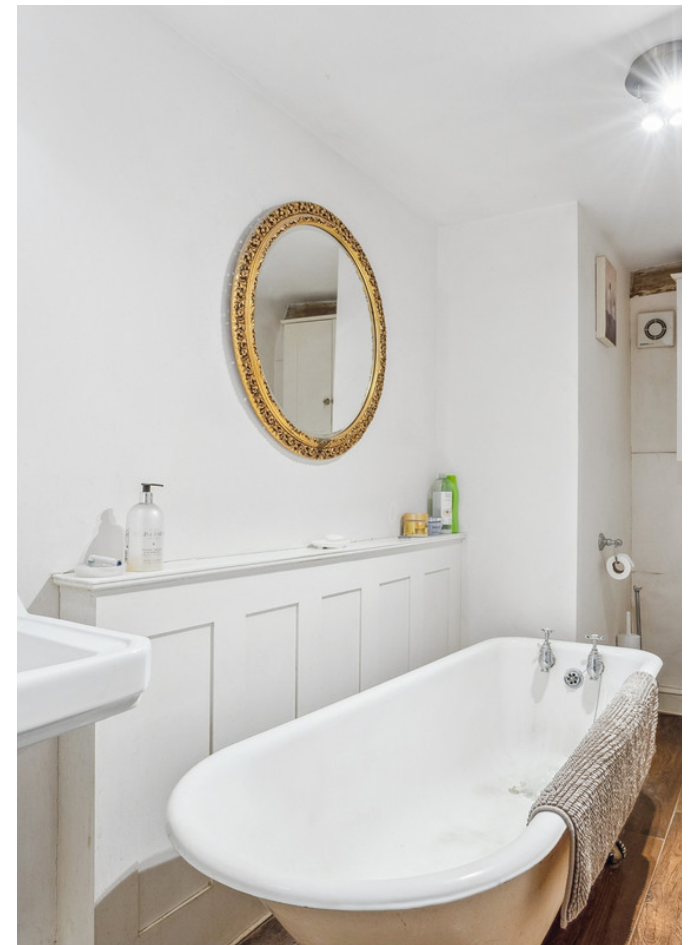
The Property

A stunning part Georgian part Queen Anne townhouse with three double bedrooms, mezzanine, and statement kitchen-diner-family room extension which has been completed by the current owners in recent years to a very high specification.

Listed grade II, this beautiful country home is rich with features indicative of the Georgian period such as high ceilings and large windows. Located on Castle Square in the heart of this conveniently located village; this truly unique lifestyle home offers three exceptional reception rooms, cellar, and three bathrooms. The property comprises family room with fireplace, lounge with wood-burning stove & pine floor, cellar, utility room, cloakroom, and amazing kitchen-diner-family room with island, vaulted ceiling and bespoke cabinetry. On the first floor there is a principal bedroom with en-suite, double bedroom with fitted wardrobes, family bathroom, and mezzanine/study area. A spiral staircase leads to the top floor which has a bedroom of notable scale with en-suite.

To the rear of the property there is a predominantly lawned garden extending to approximately 80ft in length with patio, courtyard and side access. For the finish, size, and period features to be fully appreciated; this home must be viewed.





Key Features

- A special three double bedroom, three-bathroom country home.
- Three storey grade II listed Georgian townhouse.
- Three excellent reception rooms including statement kitchen-diner-family room extension.
- Cellar.
- Mezzanine/study area.
- Period features indicative of the Georgian period including high ceilings and large windows.
- Utility room.
- Generous garden.



The Location

With its enviable location and excellent transport links, Benson conveniently connects you to the vibrant nearby towns of Wallingford, Henley-on-Thames, Reading, and Oxford. And for effortless commutes further afield, the M40 motorway can be accessed in just approximately 15 minutes, specifically at Junction 5 in Lewknor.

Some material information to note: Grade II listed. Conservation area. Gas central heating. Mains water, mains electrics, mains drains. The property has no allocated parking or driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. 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. 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 = 93.1 sq m / 1,002 sq ft
 First Floor = 58.4 sq m / 629 sq ft
 Second Floor = 24.6 sq m / 265 sq ft
 Loft Storage = 15.6 sq m / 168 sq ft
 Total = 191.7 sq m / 2,064 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.

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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.

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