



Prospect House Nuffield Lane, Wallingford, OX10 6QJ
£1,400,000 Freehold

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SALES LETTINGS



The Property

In this quiet and idyllic location with stunning views to the front and rear over rolling Oxfordshire countryside is this handsome family home with statement kitchen, luxurious en-suite, four reception rooms and four double bedrooms. A modern home in a semi-rural location, Prospect House has had a large degree of upgrades by the current owners and comes with full planning permission for a double garage with ancillary accommodation above, as well as communal access to pleasant grounds maintained by the Oakley Court Management Company. Offering well-presented accommodation throughout the property comprises entrance hall with herringbone floor, cloakroom, a new kitchen-diner with central island, playroom, dining room, utility/boot room with access to the garden, study, and lounge. On the first floor there is a master suite with dressing area, and luxurious ensuite with free standing bath and Lusso fittings. A family bathroom and three further double bedrooms (guest with en-suite) complete the first-floor accommodation. To the rear of the property there is a large well-maintained garden overlooking open fields with summer house. There are two driveways to the property, one to the front and one to the side. The property comes with planning permission for a double garage which would be accessed by the driveway to the side. Please contact the estate agent to discuss the additional aspects the property benefits from with its association to both the Nuffield Trust and Oakley Court management company.



Some material information to note: Gas central heating. Mains water, mains electrics. Private drains serviced by a waste treatment plant. Offcom checker indicates standard and ultrafast broadband is available at this address. Offcom checker indicates mobile availability with all of the major providers. The property has private driveway parking. There is a management charge of approximately £120 per month for the benefits of the Oakey Court land and waste treatment



Key Features

- Handsome four double bedroom detached family home.
- Idyllic views over rolling Oxfordshire Countryside to the front and rear.
- No onward chain.
- New high specification kitchen-diner with central island.
- Planning permission for double garage and ancillary accommodation above.
- Four reception rooms.
- Three bathroom
- Utility/boot room

The Location

The hamlet of Nuffield is equidistant between the market towns of Wallingford and Henley. Golf lovers will appreciate use of the prestigious club right on the doorstep, and if long walks through open countryside are your thing, you'll be spoiled for choice with endless walks directly from your front door into beautiful bluebell woods and National Trust land. Nearby Nettlebed is a charming village with a garage and shop for the essentials, a lovely café The Field Kitchen, a cracking pub The White Hart and a highly regarded primary school

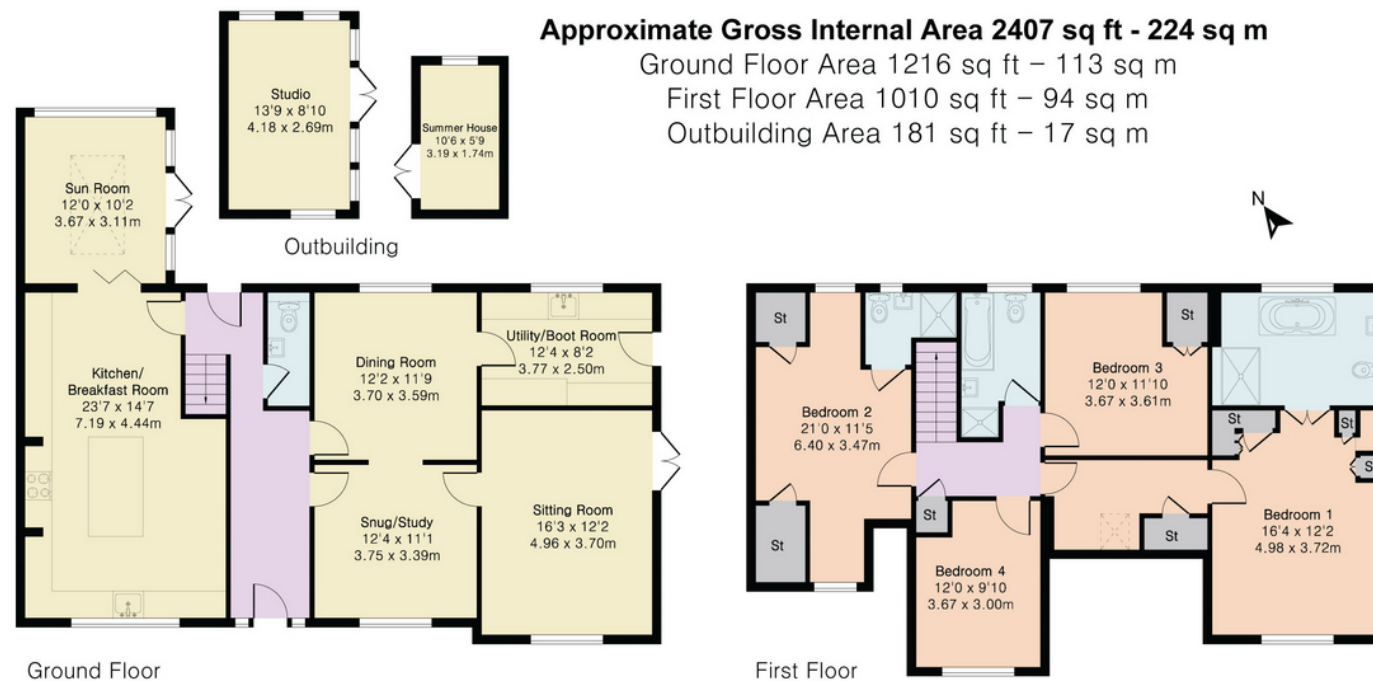


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2. Any areas, measurements or distances are approximate.

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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