



Winterbrook, Wallingford, OX10 9ED

£1,100,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located on the town's most desirable road, is this four-bedroom detached residence sitting centrally within an idyllic third of acre plot and offering enormous potential to significantly extend and reconfigure to create a statement residence; subject to the relevant permissions.

Winterbrook boasts some landmark homes of notable size, and we feel Woodlands is a particularly rare opportunity to scale up an already inviting family home. Woodlands is located close to the river, immediately backs on to woodland, and has a very impressive sweeping driveway with ample parking.

The current accommodation comprises entrance hall, dining room, 20ft lounge, kitchen-breakfast room, conservatory, sideways/utility room, shower room and a double bedroom with fitted wardrobes. On the first floor there are two bathrooms and two/three bedrooms.

The property sits behind a private gated access with extensive frontage including a sweeping driveway, lawn, and well stocked manicured borders. Finally, to the rear; there is a very good size garden with garage/store room offering a particularly private and pleasant outlook over woodland.

For the location, plot, and potential to be fully appreciated; the property must be viewed.

Wallingford is a thriving market town. The centre is a major conservation area with fine examples of churches and architecture dating back to the 14th century. The landscape from the River Thames is officially designated as an Area of Outstanding Natural Beauty.





Key Features

- Detached property on the town's most desirable road.
- Enormous potential for extension to create a substantial residence (subject to the relevant consents).
- Immediately backing on to Woodland and close to the river.
- Established and private plot of approximately a third of an acre.
- No onward Chain.
- Three/four bedrooms.
- Gated sweeping driveway.
- EPC Rating: D
- Council Tax Band: F



The Location

The streets with their variety of small shops, pubs and restaurants, the antique shops in the Lamb Arcade, and the parks, commons and gardens make it a very pleasant town. There is a Waitrose, and a farmers Market is held regularly in the Market Place. The Corn Exchange is the home of Wallingford's cinema and theatre, producing a wide variety of productions throughout the year. The M4 (J8/9) and M40 (J6) provide access to Heathrow and the motorway network. There is an excellent and varied selection of schooling in the area including Moulsham Preparatory School, Cranford House, Rupert House in Henley, The Dragon and St. Edward's Schools in Oxford, Queen Anne's School in Caversham, The Oratory Schools, both Preparatory in Goring Heath and Senior in Woodcote, Shiplake College, Bradfield College, Radley, The Abbey School in Reading and Pangbourne College.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates standard broadband is available at this address with the possible exception of superfast. Ofcom checker indicates mobile availability with all of the major providers. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We are not aware of the presence of asbestos, but buyers are advised to conduct their own investigations and obtain their own independent advice. The government portal generally highlights this as unlikely/low risk 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 1810 sq ft - 168 sq m
(Excluding Garage)**

Ground Floor Area 1175 sq ft – 109 sq m

First Floor Area 635 sq ft – 59 sq m

Garage Area 246 sq ft – 23 sq m



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.

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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