



Mill Lane, Wallingford, OX10 0DH
£319,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A unique and charming cottage, full of character which has been renovated and reconfigured by the current owners. Situated just a short stroll to shops, amenities and the river Thames.

Occupying a pleasant spot this two bedroom property comprises, entrance hall, a bright and spacious living room, an inviting kitchen with added skylight and breakfast bar has been thoughtfully configured, the ground floor concludes a bathroom with overhead shower. On the first floor there are two well proportioned bedrooms with an added mezzanine from the second bedroom. Outside the property benefits from a delightful roof terrace offering a sunny space above the rooftops, with views over the surrounding cottages framed by climbing plants.





Key Features

- Charming cottage
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- Town centre location
- Sunny roof terrace with pretty views
- Two bedrooms
- Short walk to shops, transport links and countryside walks
- Council tax band C
- Gas central heating and UPVC double glazing



The Location

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. 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 Lidl Supermarket, 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. Primary schools and a highly regarded High School which is also a sports academy. Wallingford is within easy reach of both the M40 and the M4 and only 15 miles from Oxford.

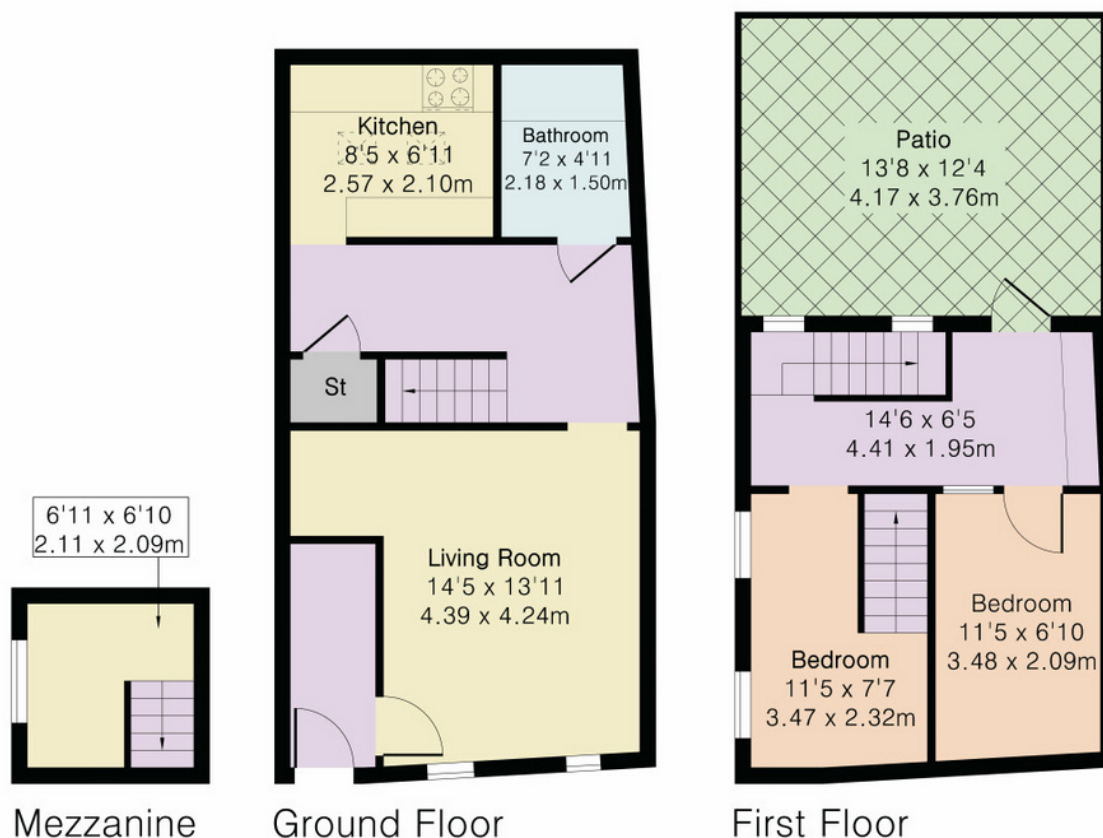


Approximate Gross Internal Area 720 sq ft - 67 sq m

Ground Floor Area 415 sq ft – 39 sq m

First Floor Area 258 sq ft – 24 sq m

Mezzanine Area 47 sq ft – 4 sq m



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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.

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