



11 Malthouse Lane, Wallingford, OX10 7LF
£350,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this charming Grade II listed cottage situated in the desirable village of Dorchester-On-Thames. The property is set in the middle of a row of thatched cottages comprising the former Malthouse.

The property is situated in a quiet cul de sac in the centre of the village in the amply named 'Malthouse Lane'. The property comprises entrance porch, dining space, kitchen and an open plan lounge to the rear of the property. Upstairs are two double bedrooms and a family bathroom. The master bedroom in particular enjoys elevated views over the Orchards in Watling Lane and Wittenham Clumps beyond.

The property offers all of the common features that you would expect from a late 16 century cottage including exposed beams, differing floor levels, lower than average ceiling heights in areas, and wood frame windows. The cottage does require updating but has been a lovely family home for the current residence for over 40 years.





Key Features

- Grade II Listed
- Cul de sac location
- Open plan lounge/diner
- Period features throughout
- Two doubled bedrooms
- South facing garden
- Requires updating throughout

The Location

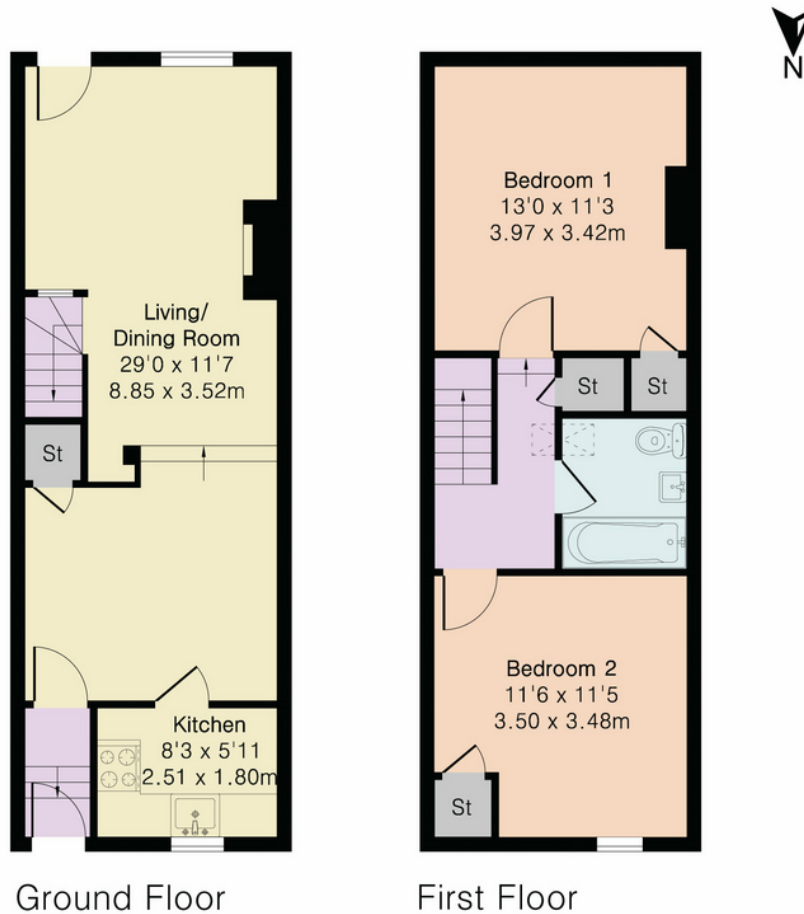
Dorchester-on-Thames is an historic Roman village on the banks of the River Thames and is famous for its beautiful Abbey dating back in its original form to the 12th Century. It lies approximately 8 miles south east of Oxford and has good local amenities including a village shop country hotel public house and a well-regarded primary school. The Europa School is a few miles away and there are further well regarded private and public schools including Abingdon Senior School for Boys Didcot Girls School and a little further afield The Oratory School. Didcot Parkway Station is approximately a 15/20 minute drive away with fast access to London Paddington via Reading and Oxford. The M40 Junction 6 is approximately a 25 minute drive.



Approximate Gross Internal Area 814 sq ft - 76 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 407 sq ft – 38 sq m



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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