



Winterbrook, Wallingford, OX10 9ED

Guide Price £950,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

Located on Wallingford's most desirable road this four bedroom detached house sits behind a private gated access in a mature one-third acre plot.

To the front there is a sweeping driveway, lawn and well-stocked manicured borders, while to the rear is a good sized garden with a pleasant outlook over woodland.

Winterbrook boasts some landmark homes of notable size, and we feel Woodlands is a particularly rare opportunity in this location to scale up an already inviting family home.

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.

There is enormous scope and potential to improve the current layout and make an even more impressive property if a buyer should choose to do so.

The current owners have been working on plans for extension and improvement. Full details are available on request.

These proposals provide for much more generous and well planned accommodation together with new garaging to the front of the property and these plans can be passed to the buyer of Woodlands to seek planning consent if they wish to do so.







## 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.
- Mature and private plot of approximately one third of an acre.
- No onward Chain.
- 3/4 bedrooms
- Gated sweeping driveway.
- EPC Rating: D
- Council Tax Band: F





## The Location

The Streets of Wallingford 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. There is a wide and varied selection of schooling in the area including Moultsford 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.

Material Information to note: Gas central heating. Mains water, mains electrics, mains drains. Offcom checker indicates standard broadband is available at this address with the possible exception of superfast. Offcom 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 property has driveway parking. The government portal generally highlights this as an unlikely/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 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



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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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