



## Castle Barn Castle Lane

, Wallingford, OX10 0BN

**Offers in excess of £500,000**



A charmingly, unique period barn conversion set within expansive grounds, joining the Castle Meadows & overlooking the river with plenty of character. The property benefits from exposed beams and views across gardens to Thames Path, while also being only a few minutes walk to Wallingford town centre and open countryside including Wallingford castle gardens and meadows.





Description

NO ONWARD CHAIN.

A charmingly, unique period barn conversion set within expansive grounds, joining the Castle Meadows & overlooking the river with plenty of character. The property benefits from exposed beams and views across gardens to Thames Path, while also being only a few minutes walk to Wallingford town centre and open countryside including Wallingford castle gardens and meadows.

Entry hall leads to two double bedrooms, bathroom, storage and stairwell up to the living area benefitting from lots of exposed beams and Juliette balcony with views across the River Thames and the historic Wallingford bridge

The living room offers a good amount of space and opens in to the well equipped kitchen with built in appliances and both have Velux windows

Double bedroom 3.0 x 3.9 built in wardrobe

Double bedroom 3.0 x 3.0 built in wardrobe

Bathroom with separate shower 3.1 x 1.7

Outside offers approximately 2.5 acres of communal gardens and riverside meadow, giving access to Wallingford castle meadows and gardens covering about 40 acres which includes the remains of one of the greatest medieval castles in England.

Car port and a second parking space

A rare opportunity to own a unique property with lots of character in a sought after location, ideal for someone downsizing or who would like a weekend getaway, the property offers the best of old and new with the character of a period building with modern modern features and added benefit of being a short walk to town centre.

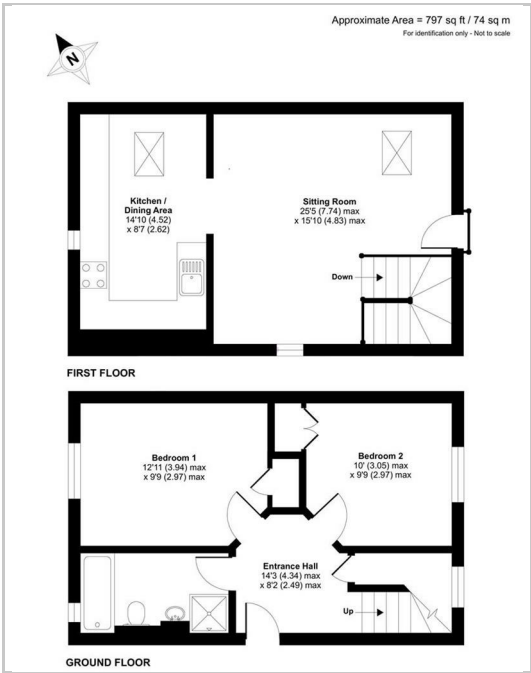
Wallingford town centre is a popular medieval market town with vibrant local shops, cafés, bars and restaurants, along with Waitrose and nearby Lidl. Wallingford is located within easy access to the M4, M40 and A34, Harwell campus and mainline stations can be found at nearby Cholsey and Didcot.

Note, property is Freehold with service charges for the leasehold grounds / outbuildings circa £1100pa

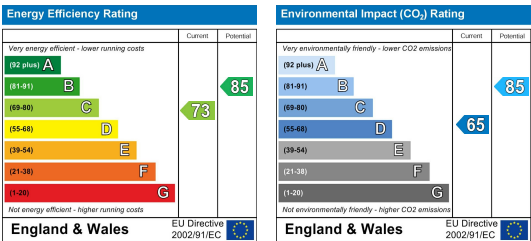
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.