



BLACKSMITH'S COTTAGE

OAKLEY COURT ♦ NUFFIELD LANE ♦ SOUTH OXFORDSHIRE





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♦ SOUTH OXFORDSHIRE

Wallingford 3 miles ♦ Goring on Thames 7 miles ♦

Henley on Thames 8 miles ♦ Reading 12 miles ♦ Oxford 15 miles

♦ M40 (J6) 9 miles ♦ M4 (J12) 16 miles or (J8/9) 18 miles ♦

Trains for London at Cholsey 5 miles (Distances approximate)

Set within a quiet countryside location, overlooking the most stunning rolling fields in an attractive hamlet between Henley on Thames and Wallingford.

A beautifully presented 4 bedroom cottage with wonderful wraparound private gardens, detached double garage with studio above and communal "park and orchard" gardens.

♦ Pretty Double Fronted Mid 19th Century Semi Detached Cottage

♦ Stunning Countryside Views All Around

♦ Detached Double Garage with External Staircase to Games/Studio Room

♦ Sitting Room with Inglenook Fireplace

♦ Family Room

♦ Kitchen/Breakfast Room

♦ Utility Room

♦ Main Bedroom with Ensuite Shower Room

♦ 3 Further Bedrooms

♦ Family Bathroom

♦ Attractive Planted Garden To Front and Lawned Private Garden To Rear

♦ Communal Park and Orchard Gardens



SITUATION

Oakley Court lies in scenic countryside on the edge of the Chilterns as they meet the Thames Valley. Originally the settlement was a working farm but in recent years was imaginatively residentially developed by Barclay Homes into a limited number of impressive bespoke homes all complimented by a delightful rustic setting around a tree fringed private Green creating an exclusive 'Park' like setting. Blacksmith's Cottage predates the development.

Nuffield Lane leads off the A4180 Wallingford to Henley road approximately $\frac{3}{4}$ mile from the Crowmarsh roundabout and the nearby hilltop village of Nuffield lies a further $1\frac{1}{4}$ miles to the South and boasts the favoured Huntercombe Golf Course.

The historic market town of Wallingford on Thames, granted a Charter by Henry II in 1155, lies just to the North and offers a wide range of shops and amenities including a Waitrose supermarket, bank, post office, as well as numerous period buildings of great merit dating from the 16th century onwards. Most notably the Town Hall built in 1670, the 16th century George Hotel (an old coaching inn) and the Corn Exchange, of Italianate design, now a Theatre and Cinema.

Nearby at Cholsey there is a mainline station with fast commuter services up to Paddington. Generally the road communications are excellent with Oxford, Reading and Henley as well as the M4 and M40 motorways networks all easily accessible.

A wide range of private and state schools are also available in the local area, including Nuffield primary school, Ewelme primary school, Langtree Comprehensive, Wallingford School, Moulsoford, Cranford House and Moulsoford Prep, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

PROPERTY DESCRIPTION

Dating back from around 1860 and sympathetically extended at the rear to provide 4 bedroom, 2 bathroom accommodation, Blacksmith's Cottage is a pretty double fronted semi detached cottage sitting within a quiet country location. Entrance is under a tiled porch into the hallway, which gives access to all rooms and staircase with understairs cupboard. The front family room has a beautiful exposed brick wall and hard flooring running through into the sitting room. The sitting room is beamed and showcases a stunning Inglenook fireplace with log burner and bread oven. Leading through from the hallway is a large cupboard, then the utility room with cloakroom at the end. The kitchen breakfast room sits at the rear of the house and overlooks the garden with access via a back door and then an additional door to the larder takes you out to a side porch. Upstairs there are 4 bedrooms. 2 bedrooms overlook the front which have the most wonderful views of the rolling country fields and the other 2 overlook the garden. The main bedroom has a dressing area and ensuite shower room. A sliding door then leads into the bedroom. There is a family bathroom with bath and overhead shower. Having pretty features throughout, including solid oak ledged and braced doors and upgraded UPVC pdg windows and doors, altogether make for a charming property.

OUTSIDE

The property is approached through a low picket fence into the hedged front garden. Pretty borders and attractive shaped planting is a delightful view, with the stunning backdrop of fields beyond. The side gravelled path leads to the rear of the house. Mainly laid to lawn with lavender borders, the garden has a north west aspect with a seating area at the top, perfect for "al fresco" dining and enjoying the wonderful tranquil scenery which surrounds it. The detached brick and timber double garage has an external staircase leading up to the games/studio room above. The room has water going in and there is electric to the garage which can easily be run up above. A fenced gate from the garden takes you to the front of the garage with additional parking.

COMMUNAL AREAS

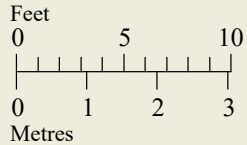
Oakley Court Residents have the added benefit of a private access road with street lighting, use of a large central meadow area with seating and an orchard with apple, plum, pear and green gages to enjoy. Additionally, there are allotments a short distance away, which can be rented annually, subject to availability.



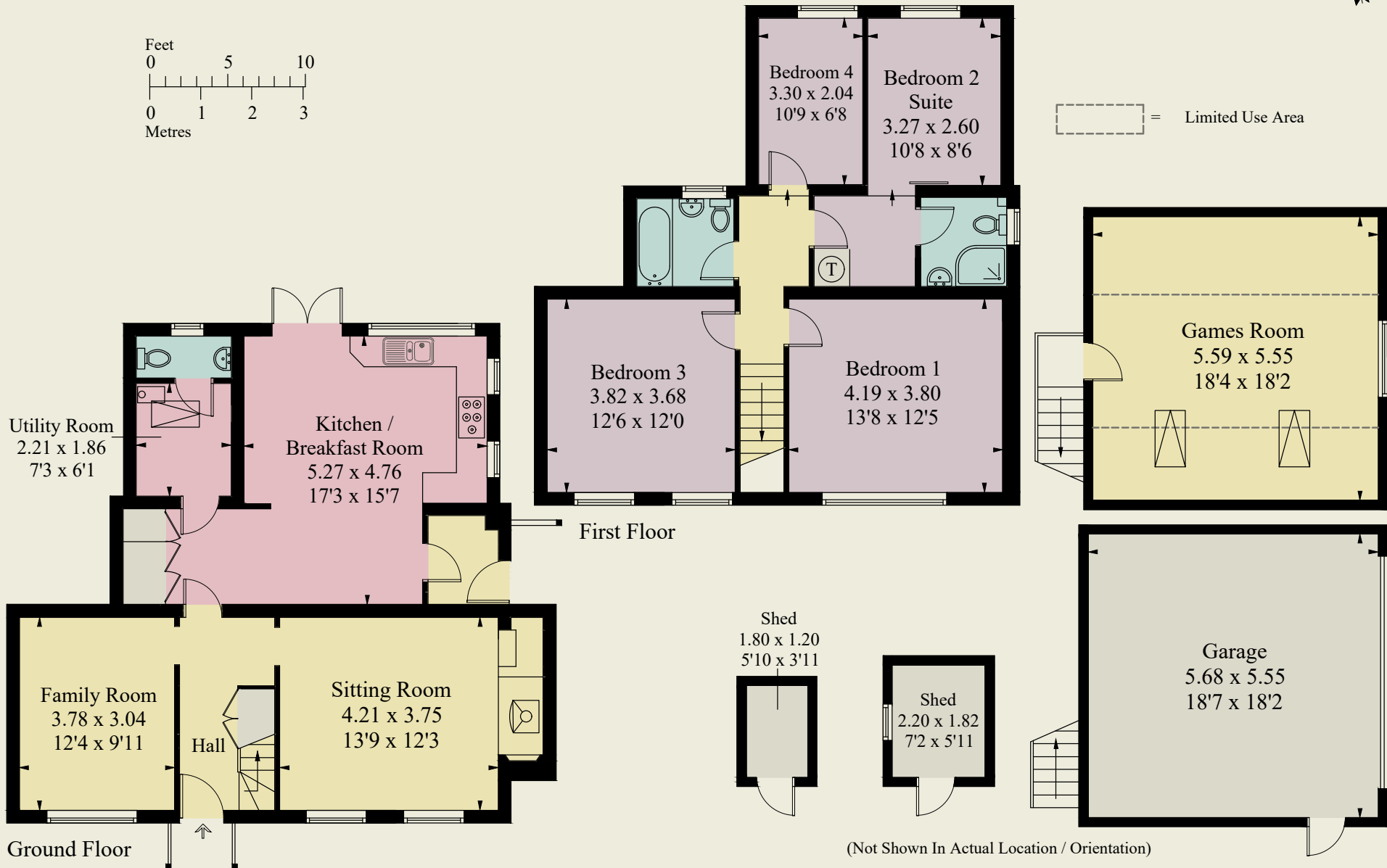


Blacksmiths Cottage, Oakley Court, Nuffield Lane, Oxfordshire, OX10 6QJ

Approximate Gross Internal Area = 138 sq m / 1485 sq ft
Outbuildings = 52 sq m / 559 sq ft Limited Use Area = 18 sq m / 193 sq ft
Total = 208 sq m / 2238 sq ft



= Limited Use Area



CREATESPACE DESIGN ref 478

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)



GENERAL INFORMATION

Oakley Court: A property management company Brecon & Brecon look after and maintain the central meadow and road borders, orchard, private access road and street lighting. Currently each Resident Household pays approximately £1,200 per annum.

Services: Mains water and electricity. Private Estate Drainage. Central Heating and Domestic Hot water from oil fired boiler located in the utility room. Water softener in the kitchen.

Council Tax: E

Energy Performance Rating: TBC

Postcode: OX10 6QJ

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From the Crowmarsh roundabout on the Southern side of the Wallingford bypass take the A4130 Henley Road. Continue up the hill and in approximately $\frac{3}{4}$ of a mile bear right into Nuffield Lane. Proceed from a further $\frac{3}{4}$ of a mile until reaching the entrance into Oakley Court. Blacksmith's Cottage is the right hand Cottage at the entrance to the main drive.

DISCLAIMER

The agent has not tested any apparatus, equipment, fittings or services so cannot verify that they are in working order. If required, the client is advised to obtain verification. These particulars are issued on the understanding that all negotiations are conducted through Warmingham & Co. Whilst all due care is taken in the preparation of these particulars, no responsibility for their accuracy is accepted, nor do they form part of any offer or contract. Intending clients must satisfy themselves by inspection or otherwise as to their accuracy prior to signing a contract.

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