



4 UNDERHILL

MOULSFORD ♦ OXFORDSHIRE

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4 UNDERHILL

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Wallingford on Thames - 3½ miles ♦ Cholsey - 2 miles ♦ Streatley/
Goring on Thames - 2½ miles ♦ Reading - 11 miles ♦ Oxford -
17 miles ♦ Newbury - 15 miles ♦ Henley on Thames - 14 miles ♦
M4 at Theale (J.12) - 11 miles ♦ M40 at Lewknor (J.6) - 13 miles
(Distances approximate)

Within the pretty Thameside village of Moulsoford, having access to schooling, a local Thameside Inn & Restaurant and just a short drive from a mainline railway station providing access to London Paddington in under an hour and yet also conveniently placed for Oxford, Reading and the M4 & M40.

A semi detached bungalow offering scope for refurbishment or extending, subject to relevant planning permission, in a quiet no-through road with private garden, driveway and garage.

- ♦ Private Off Road Parking for 2 Cars
- ♦ Entrance Hall
- ♦ Sitting Room with Woodburner
- ♦ Fitted Kitchen
- ♦ 2 Double Bedrooms
- ♦ Bathroom with Bath and Separate Shower
- ♦ Garage
- ♦ Mature Rear West Facing Garden



SITUATION

The small South Oxfordshire village of Moulsoford lies beside the River Thames just to the South of the historic old market town of Wallingford which was granted a Royal Charter by Henry II in 1155 and boasts a Waitrose and The Corn Exchange Theatre & Cinema. Situated on the west bank of the River, along what many regard as the most beautiful stretch of the Thames and acknowledged to be one of the longest runs between locks, the village has many interesting half-timbered cottages and larger houses, including a 17th century manor house, reflecting a rich architectural heritage. The surrounding scenic countryside comprising the Chilterns on one side of the River and Berkshire Downs on the other, is designated an “Area of Outstanding Natural Beauty”.

The village has two highly regarded private schools, Cranford House and Moulsoford Prep, and the local area generally has an excellent range of state and private schools within easy reach.

On one edge of the village there is a petrol garage with a convenience store, whilst to the other, the “Beetle & Wedge” riverside Inn. For walking enthusiasts there are numerous footpaths and bridleways which have access onto the Berkshire Downlands linking to the ancient Ridgeway path and also onto the Thames towpath which extends along the River from Wallingford to Streatley-on-Thames.



For rail commuters both the nearby villages of Cholsey and Goring-on-Thames have mainline railway stations providing fast services to Oxford, Reading and up to London (Paddington) in under the hour. There is also easy access for the major local towns, including Oxford, Reading and Newbury, the M4 and M40 motorways, and for Heathrow. Crossrail (Elizabeth Line) services have commenced from Reading, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

Built in the 1950's, 4 Underhill is a semi detached bungalow with red brick elevations and tiled roof. Entrance leads into the hallway which gives access to all rooms, plus back door for direct garden access. The sitting room sits at the front of the property and has a woodburner. The kitchen is at the rear of the house overlooking the private garden. There are 2 double bedrooms and a family bathroom with corner bath and separate shower. The property would benefit from refurbishment and there is potential to extend, subject to relevant planning permission.

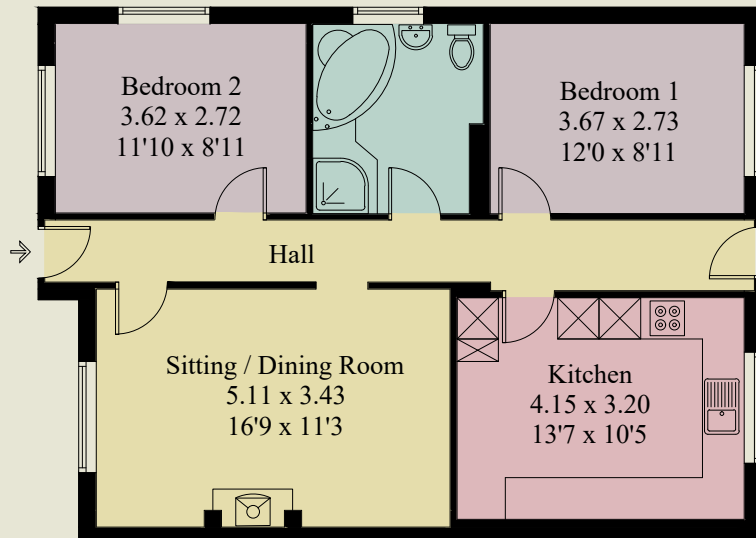
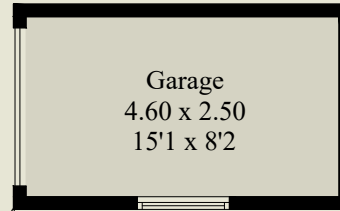
OUTSIDE

The property has a low brick wall to the front and pretty lavender borders inside. The driveway extends down the side of the house with parking for 2 cars in front of the garage. The garage has 2 doors opening out. The rear garden faces west and is mainly laid to lawn with some pretty apple trees amongst shrubs and borders.



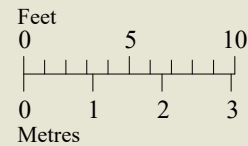
4 Underhill, Mouslford, Oxfordshire, OX10 9JH

Approximate Gross Internal Area = 70 sq m / 753 sq ft
Garage = 11 sq m / 118 sq ft
Total = 81 sq m / 871 sq ft



CREATESPACE DESIGN ref 505

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



GENERAL INFORMATION

Services: All main services are connected to the property. Central heating and hot water from gas fired boiler.

Council Tax: C

Energy Performance Rating: C / 62

Postcode: OX10 9JH

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices in the centre of Goring turn left and proceed down the High Street crossing over the river bridge and up to the top of Streatley High Street where at the traffic lights bear right onto the A329 Wallingford Road and continue out of the village. On reaching Mouslford, take the first left into Underhill and 4 will be found a short distance on the right hand side.

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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