



MALLARDS WING

MOULSFORD ♦ OXFORDSHIRE

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Wallingford on Thames - 2½ 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)

Set within mature grounds is this lovely 4 bedroom house with 2 bathrooms and 3 reception rooms extending in total to approximately 1,860 sq ft.

♦ A Delightful Modern & Contemporary Family Home

♦ Sought After Thames-Side Village Within Walking Distance Of Private Schooling, River Thames, Restaurant & Close Driving Distance Of Extensive Amenities, Mainline Railway Station To London Paddington & Scenic Riverside

- ♦ Reception Hall
- ♦ Cloakroom

- ♦ Sitting Room with French doors into the garden
- ♦ Kitchen/Dining Room
- ♦ Utility Room
- ♦ Family Room
- ♦ Shower Room (downstairs)
- ♦ 2 Bedrooms (downstairs)

- ♦ Main Bedroom with Juliet balcony and built in cupboards
- ♦ 4th Bedroom with built-in cupboards
- ♦ Family Bathroom with bath and overhead shower

♦ Internally Extending To Approximately 1,860 sq ft

- ♦ Mature Gardens & Grounds
- ♦ Driveway for 2 cars

♦ Several external outbuildings for use



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 Lidl 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. Additionally, the area is served by further private schooling, of particular note; The Oratory Preparatory School, St Andrews Preparatory School, The Oratory School, Pangbourne College, Brockhurst & Marlston House, Downe House, Rupert House School, Shiplake College, The Abbey School, Bradfield College, The Manor Preparatory School, Abingdon School, Abingdon Preparatory School, Radley College, and St Helen & St Katharine.

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 Downs 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 the nearby village of Goring-on-Thames has a mainline railway station 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, with the full service now open, which together with the completed electrification of the line has significantly improved travelling times to East and West destinations.

PROPERTY DESCRIPTION

The front door takes you through to the porch which leads into the hallway. This is a generous space and also has a cloakroom. The sitting room has parquet flooring and fireplace and French doors leading onto the terrace. The kitchen/dining room is fully fitted with an island in the middle and room for a table. Downstairs are 2 double bedrooms and a separate shower room plus an additional family room. Upstairs are 2 further bedrooms, the main one benefitting from a Juliet balcony with view of the garden and both bedrooms have built-in wardrobes. The family bathroom has a bath with overhead shower.

OUTSIDE

There is a gravel driveway with parking for at least 2 cars. There is also some outdoor sheds which provide useful storage. At the rear is a large patio area and the remainder garden is laid to lawn.



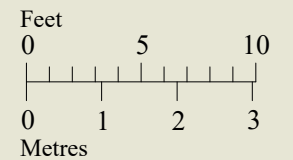
Mallards Wing, High Street, Moulsoford, OX10 9HR

Approximate Gross Internal Area = 169 sq m / 1819 sq ft



Ground Floor

First Floor



CREATESPACE DESIGN ref 129

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



GENERAL INFORMATION

Services: Mains electricity, gas, and water are connected to the property. Central heating and hot water from gas fired boiler. Private shared drainage.

Energy Performance Rating: D / 58

Postcode: OX10 9HR

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 Moulsoford, continue through the village and before the entrance to Moulsoford Prep School there is a little lane off on the right hand side with a signpost to Mallards Wing. This is a private drive for which Mallard's Wing has access rights. Continue down the lane and you will naturally come to the rear of the property.

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.

Warmingham

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