



4 THAMESIDE REACH

FERRY LANE ♦ MOULSFORD ♦ OXFORDSHIRE



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Wallingford - 4 miles ♦ Reading - 12 miles ♦ Henley-on-Thames
- 15 miles ♦ Oxford - 18 miles (Distances approximate)

An extraordinary opportunity to acquire a distinguished riverside townhouse set in an exclusive development of just five luxury homes overlooking the River Thames. Located in the charming village of Moulsoford and benefitting from a 35' mooring on the stretch of river immortalised in The Wind in the Willows, the property is immaculately presented with a state-of-the-art fitted kitchen and opulent bathrooms. The first floor sitting room features a balcony with panoramic river views.

- ♦ Exclusive riverside development
- ♦ 35ft mooring with power
- ♦ State-of-the-art Schmidt kitchen
- ♦ Principal bedroom with en suite
- ♦ Opulent bathrooms
- ♦ Sitting room with balcony and river views
- ♦ Dining / Family room
- ♦ Landscaped private rear garden
- ♦ Communal gardens
- ♦ Garage and Parking



SITUATION

Moulsoford is a charming South Oxfordshire village nestling between the River Thames and the Berkshire Downs, just 2 miles north of Streatley and 4 miles south of Wallingford. The village has The Church of Saint John the Baptist and two highly regarded private schools - Cranford House School and Moulsoford Preparatory School and the award winning Beetle and Wedge riverside Inn.

Goring station is conveniently located approximately 2.5 miles for commuting to London (56 minutes) and Reading (15 minutes) by train. Reading Station has a fast service to London, Paddington (from 29 mins) with Crossrail (Elizabeth Line) allowing direct access to the City, Canary Wharf, the West End and Heathrow. Cholsey station is also 2.5 miles and is convenient for rail services to Oxford, Birmingham and the north of England.

Wallingford has a good selection of local shops, including a Waitrose, as well as an excellent doctor's surgery and a number of dentists. There is a thriving local community with a wide range of restaurants, clubs and societies.

Primary Schools - Cholsey Primary and Streatley Primary

Secondary Schools - Wallingford Secondary School

Sixth Form - The Henley College & Wallingford School

Private Prep schools - Cranford House and Moulsoford



There is superb walking, cycling and riding in the Berkshire Downs and Chiltern Hills area of outstanding natural beauty, including the ancient Ridgeway path. There are local golf clubs at Goring and Streatley Golf Club and The Springs at North Stoke. Marina facilities can be also found at Pangbourne and Benson.

PROPERTY DESCRIPTION

Steps lead up to the panelled front door, which opens to the spacious entrance hall with a staircase to the first floor with a useful coats storage cupboard under.

The modern cloakroom has a white suite comprising a wall mounted wash hand basin with a contrasting black vanity unit providing storage and a w.c with a matching concealed cistern.

The dining / family room has views over the communal gardens to the river.

The kitchen has a rear aspect with a picture window overlooking the private garden. Designed around a central breakfast bar, the stylish, slate grey "Schmidt" floor-to-ceiling kitchen units have contrasting white composite worktops. There is an inset sink unit under the window fitted with a Quooker hot tap. Intergrated appliances include a 5-ring induction hob, a wine fridge, double oven fridge/freezer and dishwasher. There are further matching floor-to-ceiling cupboards which conceal a stackable washing machine and tumble dryer which are both included in the sale. There is a contemporary vertical radiator and space for a small sofa. Glazed French doors open to the private rear garden.

A turning staircase leads from the entrance hall to the first floor landing with an airing cupboard.

The bright L-shaped sitting room has a gas fire with an elegant carved stone fire surround and marble slips and bespoke fitted book shelves and storage cupboards to one side. There are bi-fold doors with shutters, that span the width of the room and open onto the balcony.

The principal bedroom has a rear aspect, generous built-in wardrobes and a door to the opulent en suite bathroom, which features a white suite comprising a J-shaped bath with wall mounted taps and a chrome 'pull-out' retractable shower head and textured tile surround. There is a wall-mounted curved vanity basin and a w.c. with a concealed cistern.

Another turning staircase leads to second floor landing. Bedroom 2 has a rear aspect and built-in wardrobes. Bedroom 3 has a front aspect with far-reaching views and a built-in wardrobe. The family bathroom features a wet-room style shower cubicle with two glass screens, a rainfall shower head and hand held shower wand. The textured tile walls are large format, with contrasting grout finishes. There is a vanity basin with drawers, WC, concealed cistern and under floor heating.

OUTSIDE

A rendered wall with coach lamps mark the entrance to the driveway where the there is gravel parking to the right and access to the



garages. A paved path provides access to the front of the terrace of houses and the well tended communal gardens.

Each property has a private shrub bed under the front window. There are sloping lawns leading down towards the river, a stone 'Haha' and a hedge with a pedestrian gate opening to the riverside and moorings. The property benefits from a 35ft mooring with power and water.

Doors open from the kitchen to the delightful rear garden which has been professionally landscaped with a zig-zag decked path, well stocked shrub border and features specimen trees. At the end of the garden there is triangular shaped sitting area under a wisteria-covered pergola. A gravel bed with stepping stones leads to a convenient walkway, which runs behind the gardens of the properties to the car parking.

In addition there is a single garage in a nearby block with an electric car charging point and parking directly in front of the garage. There is a communal gated compound housing the dustbins.

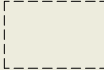


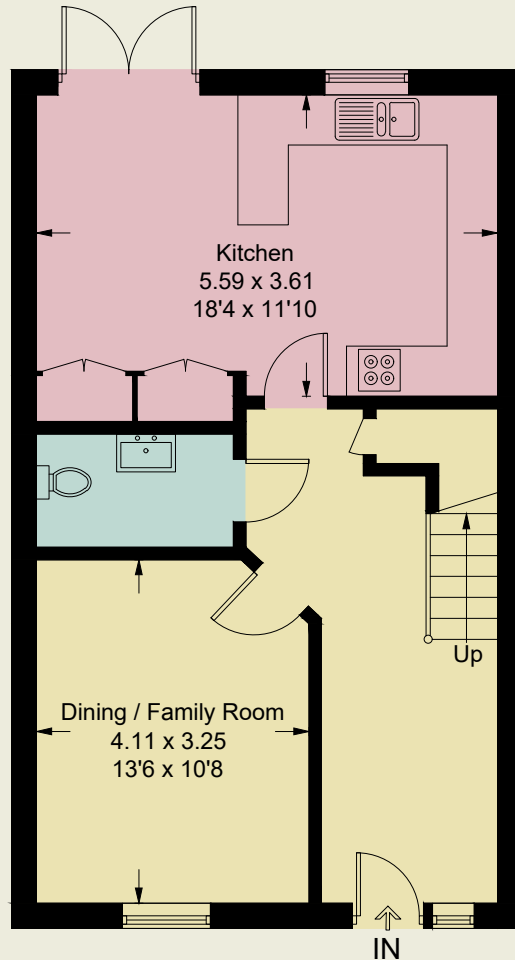


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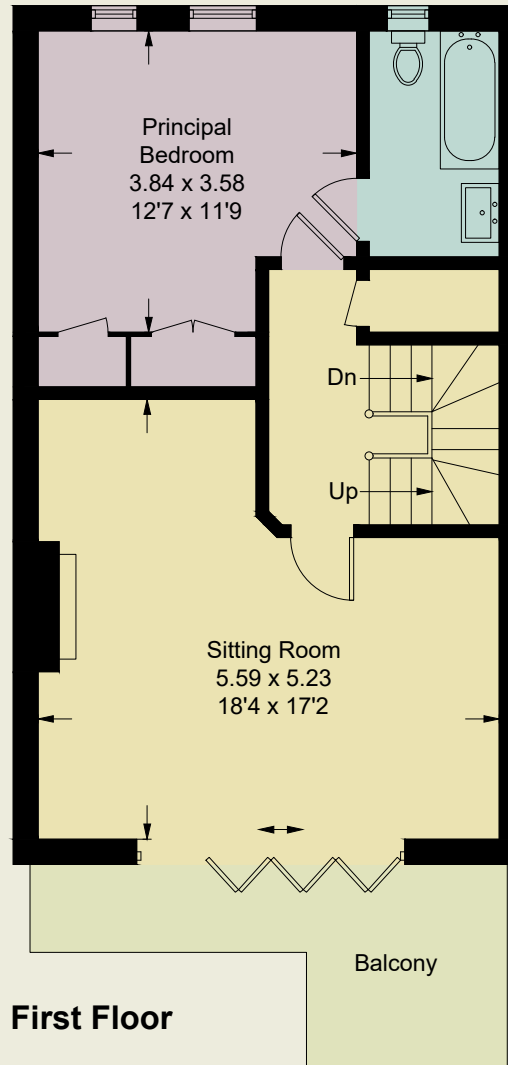
Approximate Gross Internal Area = 157.4 sq m / 1694 sq ft



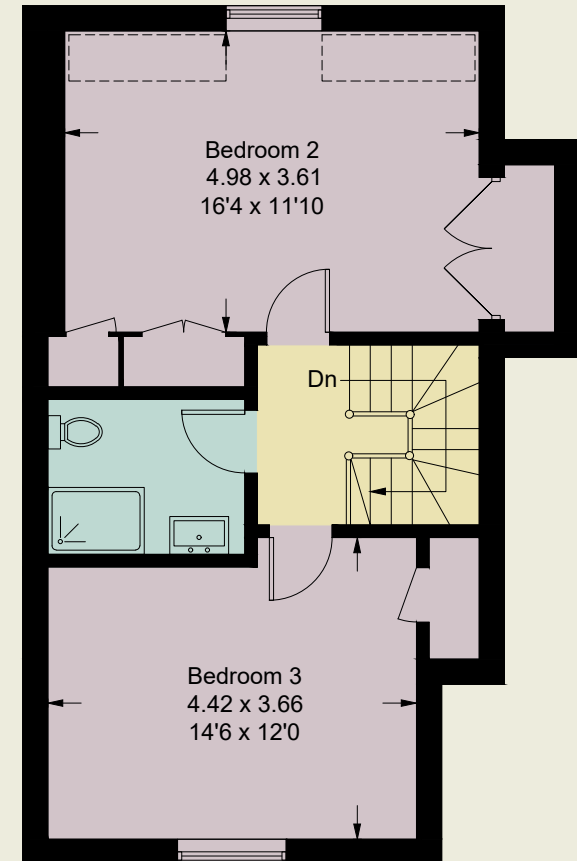
 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID952095)



GENERAL INFORMATION

Services: Mains water, mains gas, private drainage.

Council Tax: F

Energy Performance Rating: C / 77

Postcode: OX10 9JU

Local Authority: South Oxfordshire District Council

Tenure: Freehold

VIEWING

Strictly by appointment through Warmingham & Co or Joint Sole Agents Philip Booth Esq. of Henley.

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, take the first turning on the right hand side into Ferry Lane, after a short distance turn right again and then immediately left where the parking for Thames Reach will be found.

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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