



RUSH COURT GARDENS

WALLINGFORD ♦ OXFORDSHIRE



RUSH COURT GARDENS

WALLINGFORD ♦ OXFORDSHIRE

Wallingford - 1.6 miles ♦ Abingdon - 10 miles ♦ Oxford - 11 miles

♦ Thame - 15 miles ♦ Reading - 17 miles ♦ Goring on Thames - 8.5 miles ♦

Henley on Thames - 14 miles ♦ M40 at J7 - 10 miles

♦ Cholsey Station - 5 miles ♦ Didcot Station - 7 miles

(Distances approximate)

Situated in an idyllic countryside location with excellent road and rail links nearby, proximity to excellent local Oxfordshire public and private schools and access to London Paddington in under one hour.

Offering the opportunity to further update a beautiful property set in the most stunning walled garden with grounds totalling 2.43 Acres, including direct access to nearly 12 metres of River Thames frontage. The grounds include an existing single storey property of 2,120 sq ft which has been recently improved and redecorated plus a 6 bay car port of 1,259 sq ft, with the added benefit of having full planning permission to build a new contemporary house of 4,133 sq ft plus garaging with home office and EV charging facilities.

♦ A Rare Opportunity Afforded In A Stunning Riverside Location

♦ Mature Gardens & Grounds in all approx. 2.43 Acres

♦ Existing 4 Bedroom, 2 Bathroom Single Storey Property

♦ River Frontage of approx. 11.93 metres

♦ Gated Private Driveway & Forecourt

♦ 6 Bay Car Port

- ♦ Entrance Hall
- ♦ Kitchen/Breakfast Room
- ♦ Combined Living/Dining/Family Room with Wood Burning Stove
- ♦ Main Bedroom with Ensuite Bathroom
- ♦ Three further Bedrooms
- ♦ Family Bathroom
- ♦ Cloakroom

♦ In All Extending To 3,379 sq ft

♦ Full Planning Approved with All Conditions Met For New Contemporary House of 4,133 sq ft

♦ Walled Garden with Bothy in the front Garden

♦ Full Planning For Creation of Home Office/ Car Parking/Storage



SITUATION

The property is conveniently situated off the Shillingford Road in Wallingford, being easily accessible for Oxford, Reading, the M40 and M4 plus a choice of mainline stations.

The ancient town of Wallingford owes its importance largely to its position, approximately mid-way between Oxford and Reading on the Icknield Way, at a natural fording point of the River Thames and therefore on the direct 'East to West' route for travellers from as far back as the bronze age up to the 20th century.

A terrible fire destroyed most of the medieval architecture in the town but there are numerous period

buildings of great merit dating from the 16th century onwards, notably the Town Hall built in 1670, the 16th century George Hotel (an old coaching inn) and the corn exchange, of Italian design, now a theatre.

The town now boasts a population of nearly 8,500 and is a bustling market town and popular riverside touring centre with a wide range of interesting Artisan shops together with a Waitrose Supermarket, restaurants and Cafes. Other facilities include a Museum and a Cottage Hospital and there is also a fantastic bus service, with buses every ½ to both Reading & Oxford and serving smaller towns like Abingdon and Henley on Thames.





PROPERTY DESCRIPTION

Rush Court Gardens offers a wealth of opportunities. Set within stunning walled grounds, the property itself has been recently improved and redecorated including new electrics, large floor to ceiling double glazed windows plus engineered walnut flooring in the dining and living area, pale cream handleless kitchen with matching Quartz worktop, built in appliances and new light oak Amtico flooring. Originating in 1922, being 3 potting sheds to Rush Court Manor, the property was then converted in the 1960's and joined together to create the single storey property it is today. Offering naturally light and bright rooms with wonderful views from the main driveway capturing all the wraparound gardens, Rush Court Gardens has well appointed accommodation with 4 bedrooms, 2 bathrooms and reception areas totalling 2,120 sq ft offering scope for a new owner to adapt and create their own dream home.

Alternatively Full Planning has been approved to create a brand new stunning contemporary property of 4,133 sq ft Ref: P21/S3648/FUL and a Development Certificate was granted Ref: P/24/S3377/LDE confirming development has started.

Once the new house is completed, there will then be full permitted development (PD) rights for the property which include the rights for an outbuilding.

Additional planning was approved to turn the Garage into an enclosed 2 Car Garage with EV charging facilities/Home Office/Separate Tractor Shed, Tool Shed totalling 1,230 sq ft planning Ref: P22/S1286/HH



OUTSIDE

The property is approached via a long private driveway, with the freehold of the entire recently resurfaced drive being owned by Rush Court Gardens. Private iron gates open up onto the driveway leading down to a large forecourt area offering ample parking and turning circle plus a six bay car port with electrics totalling 1,259 sq ft. The beautiful front and rear walled gardens wraps around the property and display many specimen tree's including Willow, Silver Birch, Pear, Apple and Mulberry. There is a "Bothy" attached to the side wall of the front garden, formally part of the kitchen to the Manor and featuring its original

fireplace. A side gate provides access between the front and rear gardens, via a small courtyard. The rear garden continues within its wall and is mainly laid to lawn with a seating terrace coming directly off the dining area. At the end of the walled garden, a pedestrian iron gate opens into a further vista of open land leading down to the River Thames where the property owns wonderful River frontage of approximately 11.93 metres wide providing a tranquil, sylvian haven. The total grounds extend to approximately 2.43 Acres.

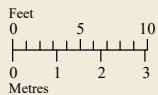
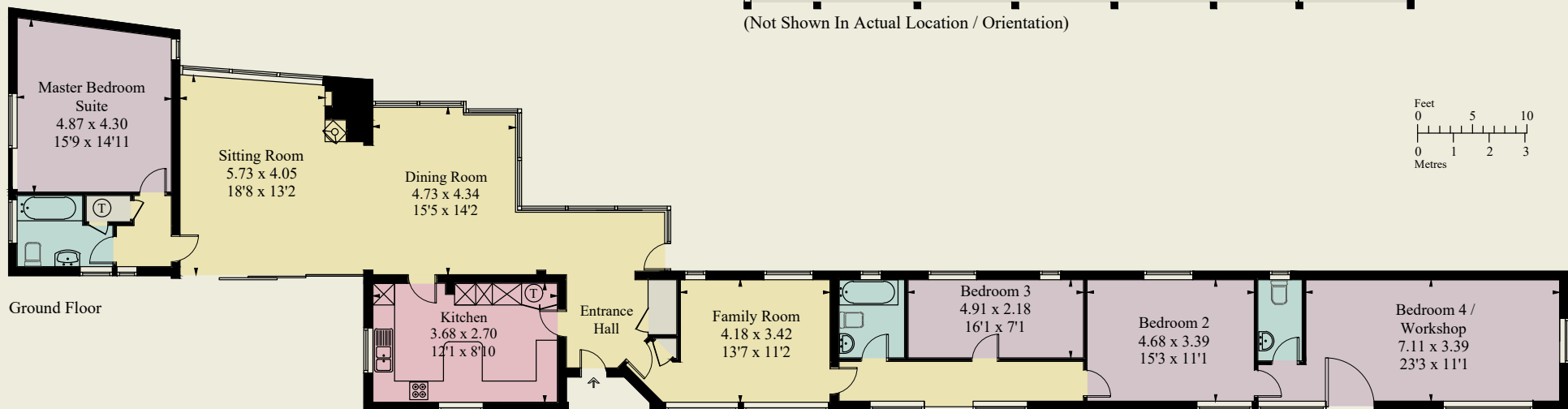
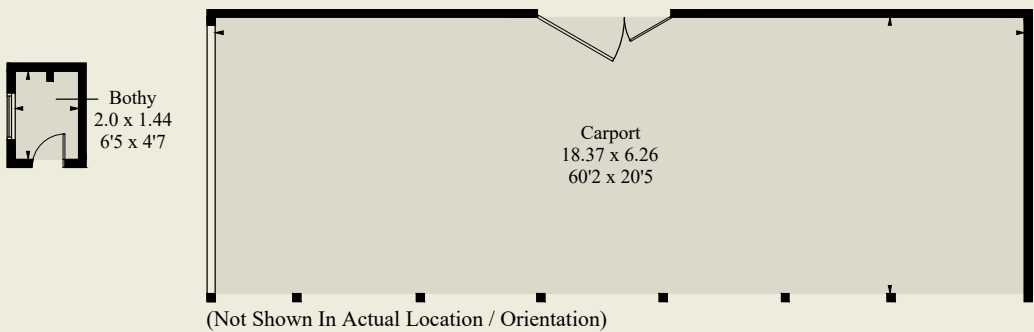


Rush Court Gardens, Shillingford, Wallingford, Oxfordshire, OX10 8LJ

Approximate Gross Internal Area = 197 sq m / 2120 sq ft

Outbuildings = 117 sq m / 1259 sq ft

Total = 314 sq m / 3379 sq ft



GENERAL INFORMATION

Services: Mains water and electricity are connected. Oil fired central heating and hot water. Shared private drainage. CCTV connected and WiFi throughout plus superfast optical fibre broadband facility is available.

Council Tax: G

Energy Performance Rating: G

Postcode: OX10 8LJ

Local Authority: South Oxfordshire District Council
Telephone: 01235 422422

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

Provided by Agent

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.

CREATESPACE DESIGN ref 588

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

Warmingham
www.warmingham.com

01491 874144

4/5 High Street, Goring-on Thames
Nr Reading RG8 9AT

E: sales@warmingham.com

www.warmingham.com

