



55A WANTAGE ROAD

WALLINGFORD ♦ OXFORDSHIRE

Warmingham
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Wallingford centre - 10 minute walk ♦ Cholsey - 4 miles ♦ Goring on Thames - 7 miles ♦ Oxford - 14 miles ♦ Henley on Thames - 12 miles ♦ Reading - 15 miles ♦ M4 at Theale (J12) - 14 miles ♦ M40 at Lewknor (J6) - 12 miles ♦ Didcot - 6 miles
(Distances and times approximate)

Located within a 10 minute walk of the centre of this bustling town with shops and access to the River Thames and just 4 miles away from a mainline railway station with trains into London Paddington within the hour.

A detached 3 bedroom house offering potential to refurbish and extend, subject to relevant planning permission with detached garage, private garden to the front and rear.

♦ Gated Driveway

♦ Detached Garage

♦ Entrance Hall

♦ Cloakroom

♦ Living / Dining Room

♦ Kitchen

♦ Landing

♦ 3 Bedrooms

♦ Family Bathroom with Bath and Overhead Shower

♦ Front & Rear Garden



SITUATION

The ancient market town of Wallingford owes its importance largely to its position being approximately mid-way between Oxford and Reading on the Icknield Way, at a natural fording point of the River Thames.

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 Italianate design, now a Theatre and Cinema.

The town now boasts a population of just over 6,000 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 most importantly Primary and Secondary Schools.

There are excellent road communications for the surrounding important towns and motorway networks, with Cholsey and Didcot both having mainline stations providing fast commuter services up to London (Paddington) overall in approximately an hour via Reading.

Crossrail services have commenced from Reading, which together with the electrifying of the line has significantly improved travelling times to Paddington and central London destinations.

PROPERTY DESCRIPTION

55a Wantage Road is a detached house, in need of refurbishing and potential to extend, subject to relevant planning permission. With brick elevations and cladded porch under a tiled roof it sits well within its plot. Entrance is into a spacious hallway with cloakroom off and staircase. The living dining room is dual aspect and has a fireplace, not currently used. The kitchen overlooks the garden and has a back door leading to the rear passageway. Upstairs there is a generous landing area and loft access. There are 2 double bedrooms, one with built in wardrobes and a double airing cupboard and a single bedroom. The bath has a bath with overhead shower.

OUTSIDE

To the front of the property is a high hedge offering privacy and then gate opening out onto the driveway with parking for several cars. There is a lawned area to the front with mature tree. The detached garage has an up and over door and there is a covered area on the back for storage. Access to the rear garden is from both sides via metal gates and to the left is a passageway in-between the house and garage with tall gate taking you through to the garden. With trees to the boundary, the garden is mainly lawn and very private with a southerly aspect.

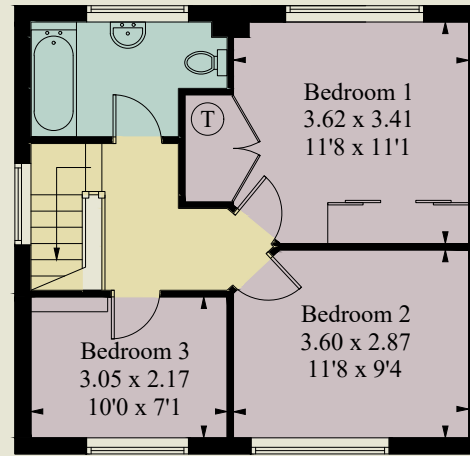
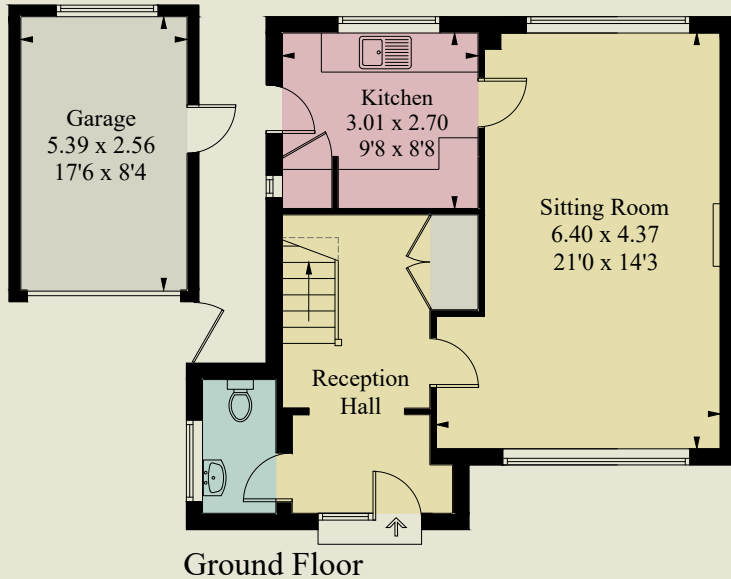


55A Wantage Road, Wallingford, Oxfordshire, OX10 0LS

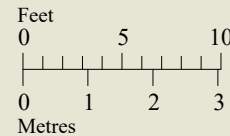
Approximate Gross Internal Area = 91 sq m / 979 sq ft

Garage = 10 sq m / 107 sq ft

Total = 101 sq m / 1087 sq ft



First Floor



CREATESPACE DESIGN ref 606

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

GENERAL INFORMATION

Services: Gas, Electricity, water and drainage are all connected to the property. Central heating from boiler located in the kitchen, not currently in operation.

Council Tax: E

Energy Performance Rating: 53 E

Postcode: OX10 0LS

Local Authority: South Oxfordshire District Council
Telephone: 01491 823000

VIEWING

Strictly by appointment through Warmingham & Co.

DIRECTIONS

From our offices turn right and continue up the high street to the Railway bridge at the top. Turn left and continue on the Wallingford Road out of the village of Goring. This road turns into the Wallingford Road and continue out of the village for a few miles, through South Stoke and North Stoke. At the junction with the A4074, turn left towards Wallingford and then left again at the next roundabout signposted for Wallingford / Didcot. At the first roundabout, take the third exit towards Wallingford centre onto Winterbrook Road and continue towards the centre of the town. As you approach the centre, turn left onto St John's Road and at the mini roundabout turn right onto Croft Road. At the next junction, turn left onto Station Road and continue as it goes into Wantage Road. 55A will be found on the left hand side, about 4 houses after the turning into Sinodun Rd on your right.

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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